

# REGIONAL DISTRICT OF NORTH OKANAGAN BYLAW NO. 2626, 2014

## CONSOLIDATED FOR CONVENIENCE

*This document is an office consolidation of the above-noted Bylaw and includes the amendments listed below. This Bylaw has been consolidated for convenience and is intended for information and reference purposes only. This document is not the official version of the Bylaw. Be advised that plans, pictures, other graphics or text in the official version may be missing or altered in this consolidated version. Where accuracy is critical, please contact the Corporate Services Department at the Regional District of North Okanagan.*

### TEXT AMENDMENTS

Bylaw No.	Adopted	Amendment
2675, 2015	April 15, 2015	– Amended Riparian Development Permit Area by expanding it to include protection of the natural environment for properties within Swan Lake area which are zoned Commercial and Industrial or developed for assembly, civic and public services uses
2795, 2018	October 17, 2018	– Swan Lake Commercial Area and Neighbourhood Plan
2920, 2021	June 15, 2022	– Amended by adding infill objectives and policies for efficient infill development
2953, 2023	May 17, 2023	– Amend Schedule “A” by adding text at the end of ‘Section 1.2 OCP Amendments’ and amend Schedule “K” ‘Section 5.1.6’

### MAPPING AMENDMENTS

Bylaw No.	Adopted	Amendment
2675, 2015	April 15, 2015	– Added Schedule “J” Riparian & Swan Lake Development Permit Area
2691, 2016	October 4, 2017	– Amended designation of 119 and 120 Birnie Road, Electoral Area “B” to Non-Urban
2725, 2016	March 7, 2018	– Amended designation of 6457 Rimer Road, Electoral Area “B” from Country Residential to Small Holding
2795, 2018	October 17, 2018	– Amended designations of multiple properties as outlined in the Swan Lake Commercial Area and Neighbourhood Plan
2855, 2019	April 22, 2020	– Amended designation of 7125 Tillicum Road, Electoral Area “C” from Country Residential to Small Holding
2920, 2021	June 15, 2022	– Added Schedule “L” Swan Lake Residential Infill Plan Area

2771, 2018	May 17, 2023	– Amended designation of 7505, 7601 & 7605 McLennon Road, Electoral Area “B” from Country Residential to Small Holding
2934, 2022	May 17, 2023	– Amend designation of 0.095 ha of 5649 Cosens Bylaw Road from Large Holding to Commercial and 0.655 ha of the same property from Commercial to Large Holding
2888, 2021	July 19, 2023	– Amend land use designation of 7850 Redwing Road, Electoral Area “B” from Country Residential to Commercial.
2926, 2022	January 24, 2024	– Amend land use designation of a 100.44 ha portion of the property legally described as The Fractional North 1/2 of Sec 36, Twp 14, ODYD, Except Plans B826, 37599 and H823, located at Hwy 97, Electoral Area “B” from Large Holding to Commercial.

**REGIONAL DISTRICT OF NORTH OKANAGAN**

**BYLAW No. 2626**

A bylaw of the Regional District of North Okanagan to adopt an Official Community Plan for Electoral Areas "B" and "C"

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**WHEREAS** pursuant to Section 876 [*Authority to adopt a bylaw*] of the *Local Government Act*, R.S.B.C., 1996, Chapter 323, as amended, and Regulations passed pursuant thereto, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

**AND WHEREAS** the said Official Community Plan shall be prepared in accordance with Section 877 of the *Local Government Act*, R.S.B.C.;

**AND WHEREAS** the said Official Community Plan may include policy and context statements in accordance with Section 878 of the *Local Government Act*, R.S.B.C.;

**AND WHEREAS** the said Official Community Plan may be expressed in maps, plans, reports, or any combination thereof;

**AND WHEREAS** the Regional Board has caused to be carried out a report outlining the general planning objectives and development policies for the Regional District of North Okanagan.

**NOW THEREFORE**, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby ENACTS AS FOLLOWS:

**GENERAL**

1. This Bylaw may be cited as "***Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014***".
2. The Official Community Plan Report marked Schedule "A", together with the Official Community Plan Maps marked Schedule "B", "C", "D", "E", "F", "G", "H", "I" attached hereto and forming part of this Bylaw, are hereby designated as the Official Community Plan for Electoral Areas "B" and "C" of the Regional District of North Okanagan.
3. Bylaw No. 1708 being the "***Rural Vernon Official Community Plan Bylaw No. 1708, 2003***", and all amending bylaws thereto, are hereby repealed.
4. Bylaw No. 724 being the "***Electoral Area "B" Westside Official Community Plan Designation Bylaw No. 724, 1986***", and all amending bylaws thereto, are hereby repealed.

**Read a First Time** this 19th day of March, 2014

Bylaw 2626 considered in conjunction with the Regional District Financial Plan and Waste Management Plan this 19th day of March, 2014

<b>Read a Second Time as Amended</b>	this	16th	day of	July, 2014
Advertised on	this	13th	day of	August, 2014 and
	this	15th	day of	August, 2014
Public Hearing held pursuant to the provisions of Section 890 of the <i>Local Government Act</i> on	this	20th	day of	August, 2014
<b>Read a THIRD Time</b>	this	20th	day of	August, 2014
<b>ADOPTED</b>	this	3rd	day of	September, 2014

\_\_\_\_\_  
"signature on file"

Chair  
Rick Fairbairn

\_\_\_\_\_  
"signature on file"

Corporate Officer  
David Sewell

**REGIONAL DISTRICT OF NORTH OKANAGAN  
ELECTORAL AREAS “B” AND “C” OFFICIAL COMMUNITY PLAN  
BYLAW NO. 2626, 2014**

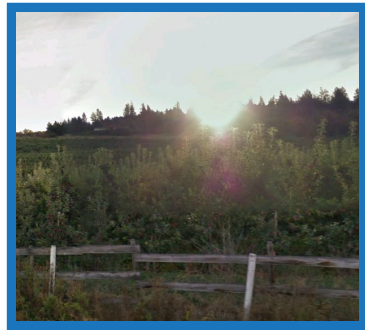
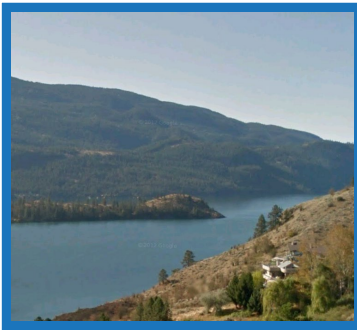
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Schedule “K”	Swan Lake Commercial Area and Neighbourhood Plan
<b>Schedule “L”</b>	<b><i>Swan Lake Residential Infill Plan Area</i></b>



**Envisioning Your Future**  
*Electoral Areas B & C, including the Westside*

Official Community Plan



**BYLAW 2626, 2014 - SCHEDULE 'A'**



## PREFACE

This document concerns lands within Electoral Areas “B” and “C” of the Regional District of North Okanagan. This Official Community Plan consists of background information on the plan area and outlines some planning issues that are to be considered when making decisions on the future growth and development of the area.

This document also contains objectives and policies to guide current and future land use planning in Electoral Areas “B” and “C”. These policies and the attached land use designation map meet the content requirements of Section 877 of the *Local Government Act*.

Schedule ‘A’, Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, and ‘I’ attached to and forming part of this bylaw is adopted as the “Regional District of North Okanagan Bylaw No. 2626, 2014”.

If any section, subsection, clause or phrase of this bylaw is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this bylaw.

It is recognized that the Plan Area is within the traditional territory of the Okanagan First Nation and the Splitsin First Nation. This plan is without prejudice to and cannot be used to define and/or limit Aboriginal and Treaty Rights and Aboriginal Title of First Nations in British Columbia.

## ACKNOWLEDGEMENTS

The Development of the North Okanagan Electoral Areas “B” and “C” Official Community Plan has been a collaborative process, with the general public as vital contributors. Their input throughout the planning process has helped shape the plan. The following are especially acknowledged:

### Electoral Area Directors

- Bob Fleming
- Mike Macnabb

### Advisory Planning Commissions- Area “B” and Area “C”



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## ACRONYMS

The following Acronyms are used throughout the report.

<b>ALC</b>	Agricultural Land Commission
<b>ALR</b>	Agricultural Land Reserve
<b>APC</b>	Advisory Planning Commission
<b>DFO</b>	Department of Fisheries & Oceans
<b>HADD</b>	Harmful Alteration, Disruption or Destruction
<b>LEED</b>	Leadership in Energy & Environmental Design
<b>LGA</b>	Local Government Act
<b>LHA</b>	Local Health Area
<b>LRMP</b>	Land & Resource Management Plan (Okanagan Shuswap)
<b>MOE</b>	Ministry of Environment
<b>MoTI</b>	Ministry of Transportation and Infrastructure
<b>OCP</b>	Official Community Plan
<b>QEP</b>	Qualified Environmental Professional
<b>RAR</b>	Riparian Areas Regulation
<b>RCMP</b>	Royal Canadian Mounted Police
<b>RDNO</b>	Regional District of North Okanagan
<b>RDPA</b>	Riparian Development Permit Area
<b>SEI</b>	Sensitive Ecosystem Inventory
<b>SPEA</b>	Streamside Protection & Enhancement Area
<b>TRIM</b>	Terrain Resource Inventory Mapping



## 1.0 INTRODUCTION



### 1.1 FORWARD

The “Electoral Areas “B” and “C” Official Community Plan” is intended to provide direction for the Regional District of North Okanagan, private citizens and Provincial agencies on matters concerning the future development and use of land within Electoral Areas “B” and “C” of the Regional District. It is a document that looks to the future but also contains procedures and policies for day-to-day administration. Generally, the Plan is implemented through the “Zoning Bylaw”, “Subdivision Servicing Bylaw”, “Building Bylaw” and other regulatory bylaws and permits. These bylaws and permits serve as an administrative means for implementing the objectives and policies of the Official Community Plan.

The “Local Government Act” of the Province of British Columbia outlines the subject matter for an Official Community Plan as well as bylaw adoption procedures. Provincial agencies and First Nations are also involved in the preparation of the Plan, particularly where their interests can be implemented through local government actions and policies.

While similar in some respects to a municipality there are important differences for a Regional District. In the Regional District, roads are planned, owned and maintained by the Ministry of Transportation and Infrastructure (MoTI). The Regional District is not the approving authority for subdivision; that falls within the jurisdiction of MoTI. The variety of services and activities a Regional District can undertake is generally not as flexible as in a municipality; therefore, the policies of this OCP are focused on the activities under the jurisdiction of the Regional District of North Okanagan.

This plan builds upon the policies and principles of the OCP adopted by Bylaw 1708, 2003 and Bylaw 724, 1986. The planning process started in 2013 and has expanded the OCP policies to ensure consistency with current legislation and to reflect the current community vision.

The Official Community Plan uses population data from the 2011 Census of Canada and provides both short-term and long-term directions for the Regional District’s future. Updates of the plan are recommended every 5-10 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.



## 1.2 OCP AMENDMENTS

Collectively, these policies are intended to provide a degree of certainty for the future of the community. As a result, it is expected that this OCP will not be revised on a frequent basis. However, changes are warranted from time to time, and it should be expected that some revisions will occur over time. To this end, this OCP is intended to be flexible in responding to changing conditions and values. This OCP may be amended by the Regional District Board, at its initiative or in response to an application submitted by a landowner.

***The Board intends on consolidating and updating the zoning bylaw to ensure that the language in the Bylaw is clear and up-to-date, that the format is user-friendly and that all sections are consistent with each other. The zoning bylaw update does not require that all regulations apply to each property and each zone to implement fully the policies and land use designations of this Plan (OCP). The OCP Policies of this Plan, including land use designations and zone categories, permitted uses, densities, and subdivision regulations for the creation of new parcels, are, where necessary to achieve consistency, expanded to include the existing regulations under the zoning bylaw and the newly updated zoning bylaw. For certainty, where the existing zoning of a property or the new zoning bylaw permits a use, density, or other development regulation different than otherwise identified in this Plan, by virtue of this provision, this Plan incorporates and permits those zoning regulations for that property such that there is no inconsistency with this Plan. All subsequent amendments to the new zoning bylaw must be consistent with this Plan without recourse to this policy.***

## 1.3 RELATIONSHIP WITH NEIGHBOURING JURISDICTIONS

The Regional District does consult with neighbouring jurisdictions, agencies and First Nations in the development of this plan. This OCP focuses on lands under the planning jurisdiction of the Regional District and does not cover adjoining lands within the City of Vernon, District of Coldstream, Township of Spallumcheen, Regional District of Central Okanagan or lands under the jurisdiction of First Nations.

## 1.4 REGIONAL GROWTH STRATEGY (RGS)

Electoral Areas “B” and “C”, in partnership with the City of Armstrong, District of Coldstream, City of Enderby, Township of Spallumcheen, City of Vernon and Electoral Areas “D”, “E” and “F”, have agreed to protect rural areas by directing residential and commercial growth to urban areas through a commitment to regional planning.

The North Okanagan Regional Growth Strategy (RGS) Bylaw No. 2500, 2011 was endorsed by the Electoral Area Directors on August 18, 2011 and adopted by the Regional District of North Okanagan on September 21, 2011.

The RGS provides an integrated strategic policy framework for addressing growth management, compact complete communities, economic development, transportation, other infrastructure, environmental concerns and long term regional sustainability, resilience and prosperity. The purpose of the RGS is to assist in guiding decisions on growth, change and development with the Regional District.



## 1.5 REGIONAL CONTEXT STATEMENT

While the OCP and the RGS are separate documents, their content is inter-related. The OCP is a comprehensive document which provides direction for the management of growth in the rural unincorporated communities of Electoral Area “B” and “C” over a twenty year period. The OCP contains goals and a policy framework which directly support the twenty-one goals of RGS. Much of the implementation of RGS occurs through local planning and actions.

In accordance with Section 865 of the *Local Government Act*, this OCP must be consistent with the RGS. All policies in the Electoral Areas “B” and “C” OCP are consistent with, or complementary to, the goals and policies of the RGS.

The RGS identifies nine key policy areas covering a broad range of issues. Within each policy area, the RGS has one or more goals, followed by more specific strategies. The Regional Context Statement illustrates how the OCP will assist in achieving the goals and strategies established in the RGS.

### ***Urban Containment and Rural Protection***

The OCP restricts urban uses and development by designating the RGS Rural Protection Boundary and directs urban residential and commercial growth towards Growth and Future Growth Areas, which supports the RGS goals of protecting rural lands and creating compact, complete communities.

The OCP encourages development that contributes to the rural character and identity of the Electoral Areas. The OCP includes policies that attempt to minimize conflict between rural and urban land uses.

### ***Agriculture and Food Systems***

OCP policies support the Agricultural Land Reserve and discourage incompatible land uses and urban encroachment. The OCP encourages agricultural production, processing, sale, and distribution of locally grown products and recognizes the importance of agriculture to the rural identity and economy.

### ***Water Stewardship***

The OCP supports the protection, conservation and stewardship of water resources through policies that reflect the challenges of development with respect to the diverse ground and surface water challenges present within the plan area.

### ***Environment and Natural Lands***

The RGS includes three goals and twenty-three policies that address a number of environmental and natural land issues, including watershed management, environmentally sensitive areas, parks and open spaces and pollution reduction. The OCP includes a comprehensive approach to environmental policies that are implemented through Riparian Area and Environmentally Sensitive Lands Development Permit Areas.



### ***Economic Development***

The OCP supports the retention and appropriate servicing of industrial and commercial lands within the Swan Lake Corridor while ensuring that development respects the rural character and environmental challenges of this area.

The OCP provides policy direction that supports economic development opportunities that are compatible with the rural character of the area, including home occupation, agriculture and resource use.

### ***Transportation and Infrastructure***

The OCP identifies existing and potential modes of transportation within Electoral Area “B” and “C” and provides policy direction for alternate active transportation routes between communities. In addition to existing road networks, the OCP identifies the importance of the CN rail line within both the Commonage and Swan Lake areas. The OCP also identifies trail corridors that can provide for range of mobility options.

### ***Housing***

The OCP supports the provision of diverse housing options through policies which provide for the creation of a range of parcel sizes and housing types. In addition, the plan supports the development of secondary suites as an affordable housing option.

### ***Energy and Emissions***

The OCP includes greenhouse gas emission reduction targets and supporting policies that reflect the rural character of the area.

### ***Governance and Service Delivery***

The OCP encourages better communication and respectful collaboration between adjacent jurisdictions on matters that have cross-border implications, including municipal boundary extensions and fringe area management.

The OCP fully supports the inter-jurisdictional cooperation of electoral areas and member municipalities in advancing the shared goals of the RGS. The policies and goals of the OCP are consistent with the collective efforts of these partners in creating a sustainable, prosperous and resilient region.





## **1.6 ZONING AND LAND USE DESIGNATIONS**

An OCP is a plan that describes the community's aspirations for the future. Therefore, it does not, and should not, always reflect the present uses of land. In this regard, it is important to note the distinction between OCP land use designations and zoning. OCP land use designations denote the future intended land use for an area. Zoning is the land use that is currently permitted. The OCP is a policy that guides decisions.

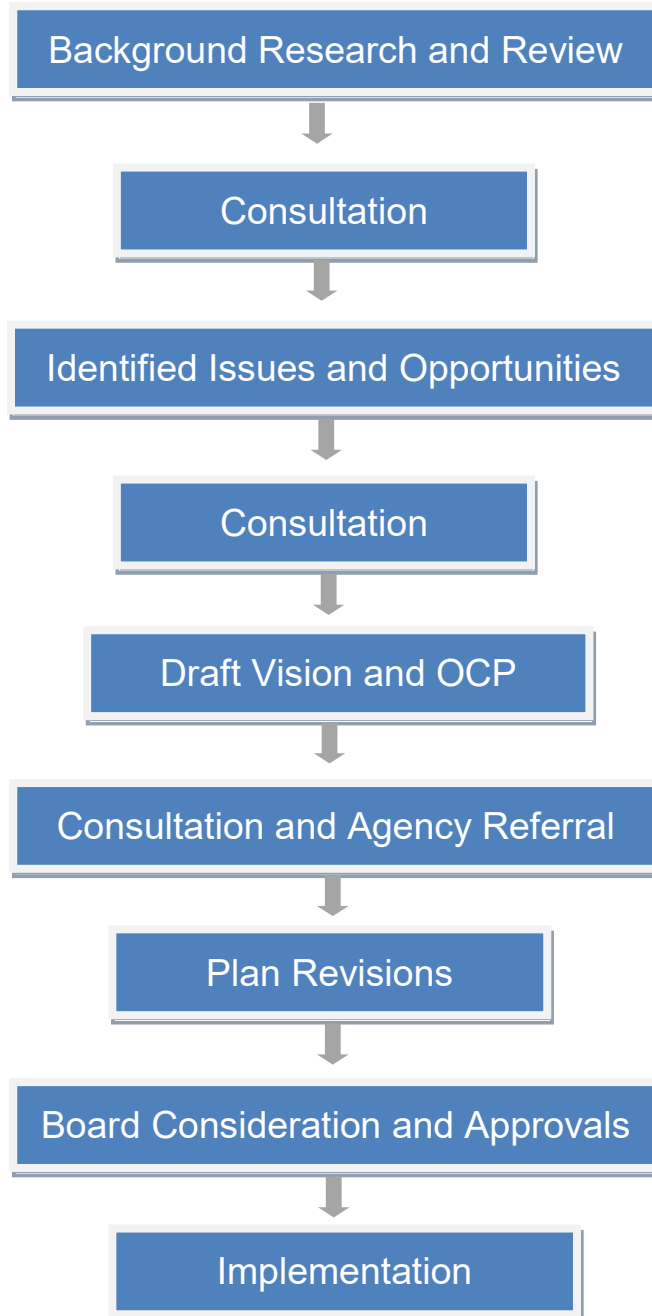
In some cases, the OCP land use designation may reflect the current zoning. In other cases, the OCP land use designation will be different from the zoning because the OCP is reflecting how land use may change in the future. This does not mean that the land use must change now or any time in the future. But it does mean that any future changes in zoning must be consistent with the OCP designation.

## **1.7 THE PLANNING PROCESS / COMMUNITY CONSULTATION**

Pursuant to Section 879 of the Local Government Act, the Official Community Plan process is a consultative exercise with opportunities for public input at several stages. The consultation process included meetings with the Advisory Planning Commissions (Steering Committee) as well as public information meetings at key points in the planning process. The Regional District has also maintained a web site that contains information on the OCP review process and draft documents. In January 2013 notification was made to Provincial agencies, First Nations and adjacent local governments requesting input and feedback on land use issues within the plan area. In early 2013 the Regional District established a Steering Committee to co-ordinate the preparation of this Official Community Plan. Stages in the planning process are outlined as follows.



### Official Community Plan Process





The RDNO hosted or participated in a total of five public meetings and information events in the first and second phase of this planning process. On April 2, 2013 staff presented at the BX Community Association's Annual General Meeting on the OCP review and identified opportunities for the group and area residents to provide their feedback on the future vision and desired conditions for Electoral Areas "B" and "C". Approximately 30 guests were in attendance; they all had an opportunity to ask questions and identify any existing concerns or areas of interest they would like addressed during the planning process.

The first Open House hosted by the RDNO was held on April 10, 2013 at the BX Elementary School. This meeting was intended to introduce members of the public to the RDNO project team as well as obtain feedback from residents on their vision and desired future conditions for Electoral Areas "B" and "C". Information Booths were set up at both the Swan Lake Nursery & Butcher Boys Grocery Store on April 13, 2013. Surveys were distributed and staff was able to discuss current concerns and issues with area residents as well as their desired future conditions for their neighbourhood. A total of 3,500 surveys were printed. 2900 of the surveys were delivered by Canada Post to Electoral Area B & C residents; the remainders were available for pick up at the RDNO office and or were distributed to local convenience stores and recreation facilities in the area. In total approximately 3% of the surveys were completed and returned. This initial survey focused on four topic areas: Your Vision, Quality of Life, Issues & Concerns and Resident Demographics.

On May 29, 2013 the RDNO hosted a Focus Group Discussion with Electoral Areas "B" and "C" APC / Steering Committee members as well as invited members of the public. The goal of this meeting was to introduce and begin a dialog on the topics to be covered in the second survey of the planning process. These topics were determined by respondents of Survey #1 and are listed in order of priority:

1. Agricultural Preservation
2. Community Safety
3. Preservation of the Natural Environment
4. Distinct Identity
5. Transportation

The second on-line Survey was administered to obtain additional feedback on the five priority topic areas identified above and discussed in the focus group meeting. Survey #2 was advertised in the Morning Star papers, was announced and posted on the Regional District's website and was also e-mailed out to the entire contact distribution list. The survey was open for the month of June 2013 and a new workbook format was used to try and encourage small group discussion to gather more in depth information and give people a chance to discuss the future of their community together. The primary message received during this public process was to preserve agricultural land and maintain the area with a rural focus while providing new recreational opportunities.

This first round of public consultation formed the basis for additional research and the preparation of background reports and the first draft of the Official Community Plan. Information was posted on the Regional District web page to acquaint people with the on-going planning process and copies of preliminary documents were posted on the web page for comment.



## 1.8 COMMUNITY VISION & GOALS

Electoral Area “B” and “C” residents’ have indicated they would like to see the rural feel and setting of the area retained and agricultural lands preserved and protected. One resident wrote “the rural areas around Vernon should continue to be rural, quite, calm, open & clean with agricultural areas and natural lands protected”. Another resident of the BX area wrote “we enjoy the BX for its natural beauty, relatively unspoiled environment and close proximity to amenities and services; we envisage our community to maintain these values for the foreseeable future”.

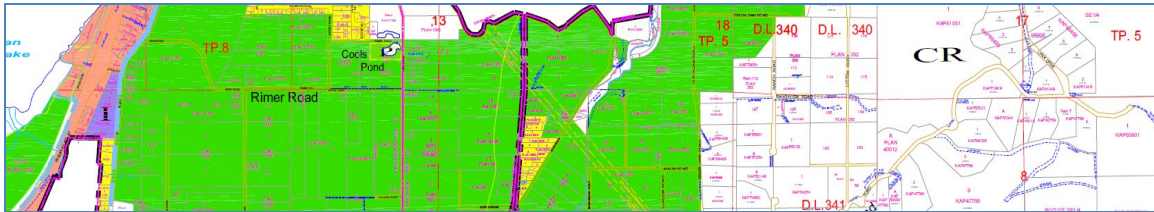
The community goals outlined below have been up-dated as part of this planning process to set direction for the future of the area in a manner that reflects the desires and aspirations of a broad cross-section of interests in Electoral Areas “B” & “C”.

The majority of Electoral Area “B” & ‘C’ residents have chosen to live in this area because of its rural characteristics. The following goals have been developed to ensure the Official Community Plan promotes and preserves the rural life-style with an aim to:

1. Maintain and enhance the agricultural and rural character of the Plan area and ensure that future development types and densities are compatible with existing conditions.
2. Support the development of agricultural, commercial, home-based business and industrial opportunities for the benefit of the economy of the region.
3. Ensure that future development is compatible with the physical nature, resources and limitations of the land base, and that growth is planned in a manner that ensures a high level of protection for the environment, unique rural characteristics and heritage values.
4. Support and encourage agriculture in the community through preservation of the land base and restrictions on uses which are not compatible with current or future agricultural activities.
5. Provide services in a manner that reflects the rural character of the community.
6. Provide a system of protected areas with the primary purpose of preserving natural features, including ecosystems, fish and wildlife habitats and movement corridors.
7. Promote economic development that supports the unique character of the Plan area.
8. To develop a land use strategy for the expansion of parks and trails in the Electoral Areas for the benefit of residents in the region.



## 2.0 PLAN CONTEXT



### 2.1 GEOGRAPHY

The combined area of Electoral Areas “B” and “C” is approximately 11,348 ha of private lands. Electoral Area “B” encompasses 7,009 ha of private land (including the Westside of Okanagan Lake) and Electoral Area “C” has 4,339 ha of private land (including Silver Star Mountain). Although Silver Star Mountain falls within the boundaries of Electoral Area “C” there is a separate Official Community Plan which guides the future growth and development of the resort area.

The plan area encompasses a large land base that includes private lands both within and outside of the Agricultural Land Reserve (ALR) and Crown lands which accommodate natural resource harvesting, recreation, tourism and resort development uses. There are five distinct communities within the plan area which include:

- 1) Westside: located to the west of Okanagan Lake. Private lands on the Westside are located in three areas, the Irish Creek, Six Mile, and Beupark Ranch districts. The Westside also includes a significant amount of Crown land situated within a Provincial Forest and Tree Farm License. This area is sparsely settled with most development being located along Irish Creek and Six Mile Creek Roads. Road access and access for other services such as electric power and telephone must cross Okanagan Indian Band Lands. Residents of the Westside enjoy a rural way of life and the areas natural surroundings.
- 2) Swan Lake: the Swan Lake corridor north of Vernon contains a mix of commercial and rural properties. Lands directly east of Highway 97 are largely commercial developments with residential and agricultural uses abutting these properties along Pleasant Valley Rd. Lands to the west of Highway 97 directly adjacent to Swan Lake are rural in their land use designations and the community has expressed a desire to retain these larger parcels with the hopes of maintaining and or improving the riparian and natural lands surrounding the lake. At the north end of Swan Lake lies a pocket of industrial lands which accommodates a variety of local manufacturing businesses. The Swan Lake Corridor has some unique challenges as it relates to balancing commercial and industrial activity with environmental values.
- 3) BX: the BX contains a mixture of historic small lot residential neighbourhoods however the landscape is largely dominated by large rural and agricultural lots that contribute significantly to the rural character and fabric of Electoral Area “C”. There



are a number of home based businesses within the area that promote local agricultural / farming activities and in general the community is well organized and linked in with the BX/Swan Lake Community Association and Block Watch groups.

- 4) Cosens Bay: located on the eastern shores and hillside of Kalamalka lake, Cosens Bay is a seasonal residential development. The lack of servicing has resulted in only modest redevelopment of properties along the lake in comparison to other lakefront properties in the Okanagan. Access to the Cosens Bay settlement is gained via Cosens Bay Road which is located off Coldstream Creek Rd in the Municipality of Coldstream. Cosens Bay Road bisects Kalamalka Lake Provincial Park before reaching the historic cabin colony. Further information on the Cosens Bay area can be found in Section 6.3 of this Official Community Plan.
- 5) Commonage: at the south entrance to the City of Vernon are the lands known as the Commonage. These lands are rural in nature with a dispersed settlement pattern. The area was historically utilized for range and agricultural practices with a number of properties carrying out these activities today. The hillside slopes of the commonage are home to the Grassland ecosystem of the Okanagan. Grasslands are of the highest priority for conservation throughout the Okanagan Valley due to their rarity and richness of species diversity. The community indicated that these lands should remain in as large of parcels as possible to reduce habitat fragmentation and preserve their environmental and rural characteristics.

In general the Electoral Areas “B” and “C” land base contains unique climate and soil conditions that support numerous agricultural operations. A significant portion of the land within the plan area is designated as part of the Agricultural Land Reserve ensuring its long-term use for food and crop production or the raising of animals. This land is currently producing a variety of fruit trees, vegetables and forage crops. The total hectares of private lands that are located within the Agricultural Land Reserve in Electoral Area “B” is approximately 4780 ha and in Area “C” it is approximately 1190 ha of the land base.

The uniquely adapted agriculture area of the North Okanagan is part of the Dry Interior Forest Region. The mean annual precipitation in the area is 250mm; 40% of which falls during the growing season. The mean annual snowfall is 109 cm. Temperatures for the North Okanagan average 24°C in the summer months and -2°C in the winter. There is an estimated 152 frost-free days.

The vegetation assemblages in the lower elevations of the plan area are primarily made up of Ponderosa Pine and Bunchgrass biogeoclimatic zones. These zones are characterized by highly organic soils supporting widely dispersed ponderosa pine stands and big basin sagebrush, prickly-pear cactus, orange arnica and bluebunch wheatgrass plants - this vegetation is generally considered as a trademark of the Okanagan Valley. The higher elevations of the valley are recognized by Douglas-fir and lodgepole pine forests in the Interior Douglas-fir zone, where the understory is comprised of shrubs such as kinnikinnick and yarrow on the drier sites and falsebox and twinflower on the moister sites.



## 2.2 POPULATION OVERVIEW

The combined population for Electoral Areas “B” and “C” based on 2011 census figures was 6,918 (this figure excludes Indian Reserve populations but includes residents of Silver Star Mountain which is outside the plan area). The population has seen some fluctuation over the past 15 years, with steady growth between 1996 and 2006 but there was a decrease in population in both Electoral Areas in 2011 as indicated in Table 1.

Changes in demographics may be playing into the recent decrease in population. Electoral Areas “B” and “C” are experiencing an aging population with increases in the median age; this increase is consistent with the upward trend occurring at a regional and provincial level, with North Okanagan communities generally having a higher median age than the province.

**Table 1. Electoral Areas “B” & “C” Population Growth<sup>1</sup>**

	1996	2001	2006	2011	Growth Rate (1996 – 2006)	Growth Rate (1996- 2011)	Growth Rate (2006- 2011)	2021	2026	2031
Electoral Area “B”	3,113	3,034	3,211	3,046	3%	-2.1%	-5.1%	3316	3344	3372
Electoral Area “C”	3,587	3,627	3,912	3,872	9%	7.9%	-1.0%	4406	4530	4662
<b>RDNO TOTAL</b>	<b>71,607</b>	<b>73,194</b>	<b>77,301</b>	<b>81,237</b>	<b>7.9%</b>	<b>13.4%</b>	<b>5.1%</b>	<b>92734</b>	<b>96688</b>	<b>99609</b>

**Table 2** shows the median age of the population in British Columbia, the Regional District as a whole, City of Vernon and Electoral Areas “B” & “C” from 2001 to 2011. The median age has increased from 41.5 to 47.2 in 10 years. However, the median age of British Columbia has increased by only 3.5 years since 2001 and an average British Columbian has a median age of 41.9 in 2011. The typical North Okanagan resident is over 5 years older than a typical British Columbian and 7.2 years older than the average Canadian. The rapid aging of the North Okanagan is likely due to a combination of in-migration of residents in the older age groups and an outflow of the younger (under 45) population.

**Table 2: Regional District of North Okanagan Median Age (2001-2011)**

	2001	2006	2011
Province of British Columbia	38.4	40.8	41.9
Regional District of North Okanagan	41.5	44.8	47.2
City of Vernon	41.6	44.5	46.5
Electoral Area “B”	40.6	43.9	47.0
Electoral Area “C”	41.1	43.4	45.5

<sup>1</sup> Population projections are based upon the 2011 Census information. As of June 19, 2014 these projections may be refined by Stats Canada when 2011 population counts are refined.

Despite the recent decline in population between 2006 and 2011, population projections undertaken in 2009 to inform the development of the North Okanagan Regional Growth Strategy indicate that there will be moderate growth in Electoral Areas “B” & “C” over the next 20 years as shown in **Table 3**. The two components of population growth are natural increase (births and deaths) and net migration. Natural increase tends to be relatively stable while net migration tends to fluctuate and is more susceptible to outside factors such as the economic climate. Like many communities in Canada, the North Okanagan is seeing a slow downward trend in natural increase and population net migration is a major driver of population growth. The projected population growth in **Table 3** assumes that the North Okanagan Region will continue to experience positive net migration.

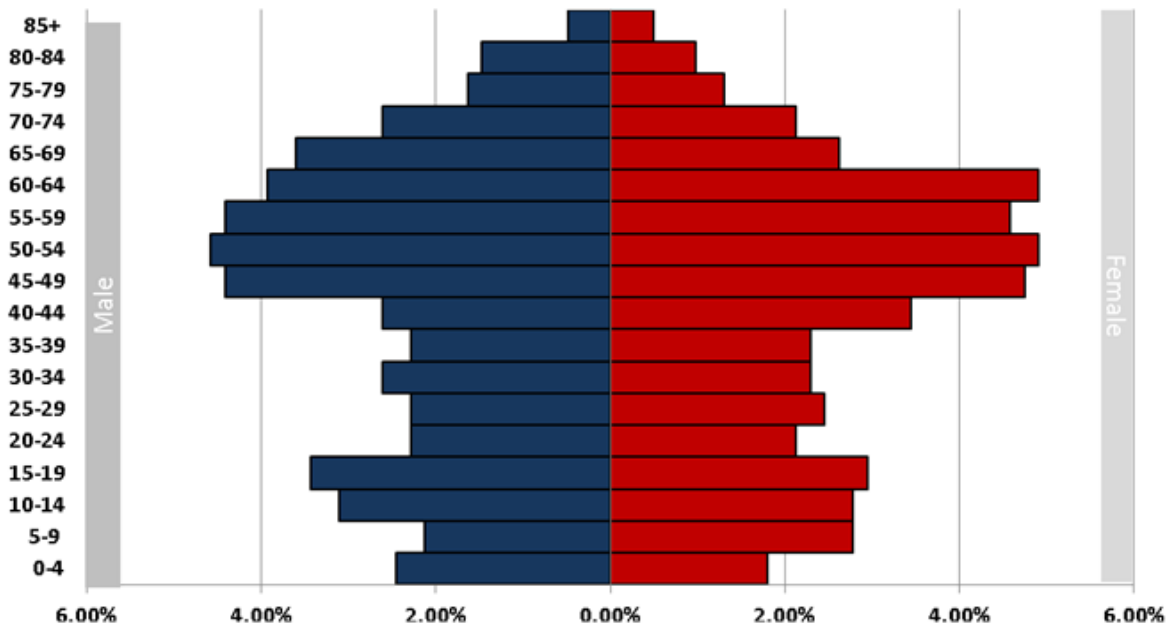
**Table 3. Population Projections 2006-2031**

Jurisdiction	YEAR						% Growth/ annum
	2006	2011	2016	2021	2026	2031	
Electoral Area B	3211	3046	3300	3336	3377	3416	0.25%
Electoral Area C	3912	3872	4291	4445	4618	4783	0.77%
RDNO	77,301	81,237	90191	95199	99975	104233	1.20%

### 2.2.1 AGE DISTRIBUTION

The age distribution within Electoral Areas “B” & “C” is displayed in **Figures 1 and 2 and Tables 4 & 5**. Compared to the provincial averages, Areas “B” & “C” are home to a higher proportion of residents aged 50 to 70 years of age, and a smaller proportion aged 20 to 40.

**Figure 1. Electoral Area “B” 2011 Population by Age & Sex**



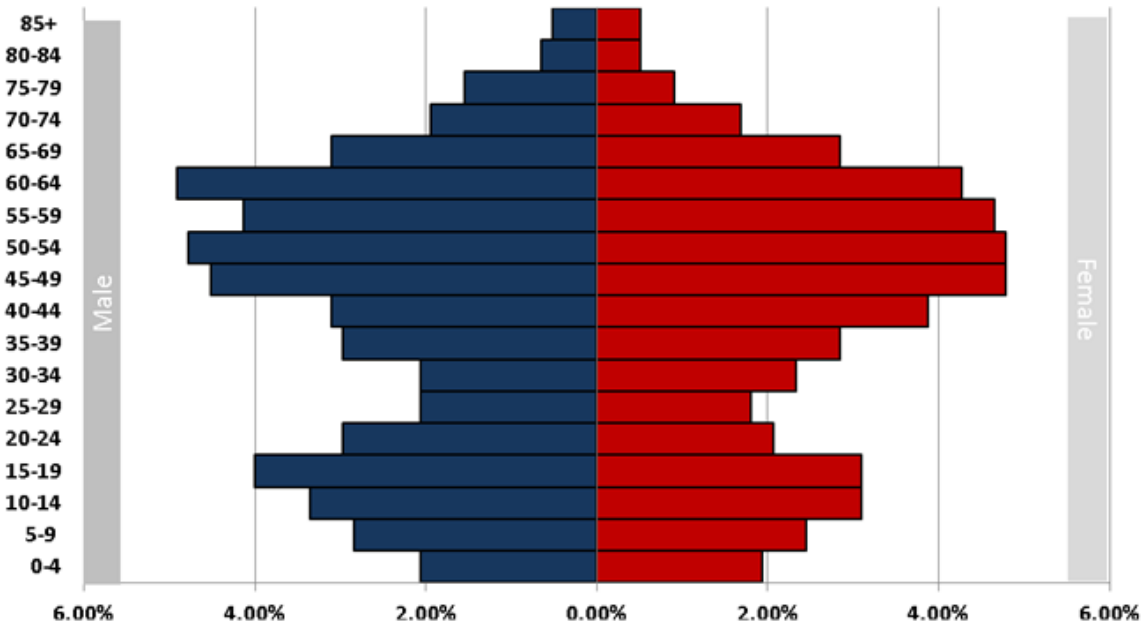




**Table 4. Electoral Area “B” Demographic Summary**

	2001	2006	2011	% change 2001-2006	% change 2006-2011	% change 2001-2011
0-4	145	140	130	-3.4%	-7.1%	-10.3%
5-9	195	190	150	-2.6%	-21.1%	-23.1%
10-14	220	205	180	-6.8%	-12.2%	-18.2%
15-19	200	250	195	25.0%	-22.0%	-2.5%
20-24	160	140	135	-12.5%	-3.6%	-15.6%
25-29	145	110	145	-24.1%	31.8%	0.0%
30-34	175	155	150	-11.4%	-3.2%	-14.3%
35-39	250	200	140	-20.0%	-30.0%	-44.0%
40-44	265	260	185	-1.9%	-28.8%	-30.2%
45-49	275	305	280	10.9%	-8.2%	1.8%
50-54	240	285	290	18.8%	1.8%	20.8%
55-59	230	285	275	23.9%	-3.5%	19.6%
60-64	165	225	270	36.4%	20.0%	63.6%
65-69	150	170	190	13.3%	11.8%	26.7%
70-74	130	130	145	0.0%	11.5%	11.5%
75-79	70	95	90	35.7%	-5.3%	28.6%
80-84	30	40	75	33.3%	87.5%	150.0%
85+	10	15	30	50.0%	100.0%	200.0%
Total	3055	3200	3055	4.7%	-4.5%	0.0%

**Figure 2. Electoral Area “C” 2011 Population by Age & Sex**





**Table 5. Electoral Area “C” Demographic Summary**

	2001	2006	2011	% change 2001-2006	% change 2006-2011	% change 2001-2011
0-4	150	180	155	20.0%	-13.9%	3.3%
5-9	230	240	205	4.3%	-14.6%	-10.9%
10-14	290	285	250	-1.7%	-12.3%	-13.8%
15-19	290	290	275	0.0%	-5.2%	-5.2%
20-24	190	205	195	7.9%	-4.9%	2.6%
25-29	155	145	150	-6.5%	3.4%	-3.2%
30-34	165	195	170	18.2%	-12.8%	3.0%
35-39	295	235	225	-20.3%	-4.3%	-23.7%
40-44	330	325	270	-1.5%	-16.9%	-18.2%
45-49	350	380	360	8.6%	-5.3%	2.9%
50-54	340	350	370	2.9%	5.7%	8.8%
55-59	260	380	340	46.2%	-10.5%	30.8%
60-64	180	240	355	33.3%	47.9%	97.2%
65-69	145	195	230	34.5%	17.9%	58.6%
70-74	95	125	140	31.6%	12.0%	47.4%
75-79	95	75	95	-21.1%	26.7%	0.0%
80-84	45	65	45	44.4%	-30.8%	0.0%
85+	30	40	40	33.3%	0.0%	33.3%
Total	3635	3950	3870	8.7%	-2.0%	6.5%

### 2.2.2 SEASONAL RESIDENTS

Based upon anecdotal evidence, Electoral Area “C” may have a large number of seasonal residents. Based upon the 2011 Census, the proportion of building units that are not “private dwellings occupied by permanent residents”<sup>2</sup> represents approximately 33% of residential buildings. This may be a reflection of resort development in Silver Star Village, although comprehensive information on second residences and resort rental properties is not currently available.

The proportion of residences in Electoral Area “B” that may not be occupied year round represents approximately 11% of the residential building stock, although this is based upon anecdotal evidence<sup>3</sup> There are a number of residential seasonal single family dwellings in the Cosens Bay Area.

**Table 6. Residential Occupancy**

	Total Dwellings	Occupied by Permanent Residents
Electoral Area B	1,341	1,184
Electoral Area C	2,168	1,462
Regional District	35,976	32,053

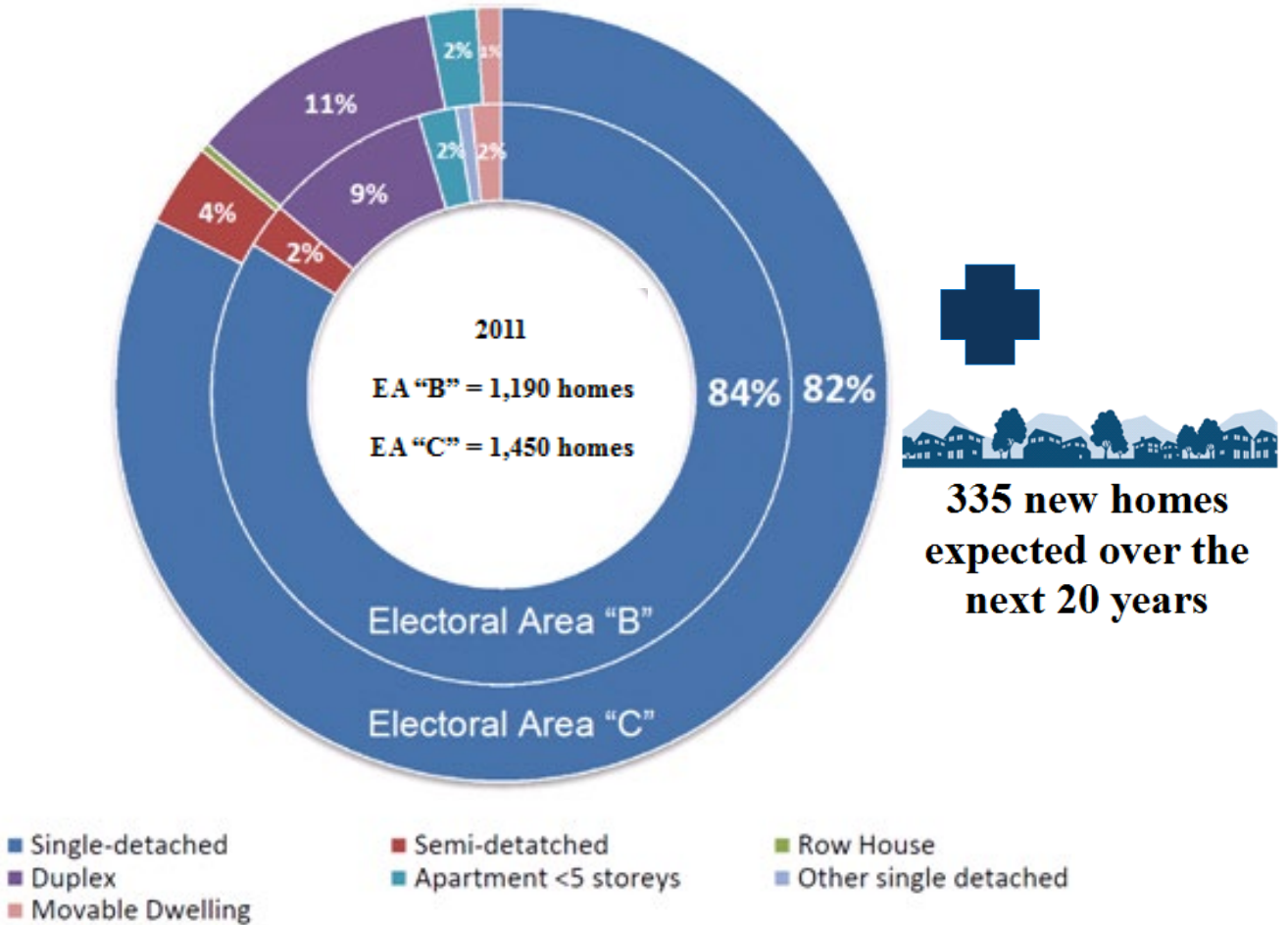
<sup>2</sup> “A separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a person or a group of persons live permanently.” (Statistics Canada definition)

<sup>3</sup> Statistics Canada 2011 Census information.



### 2.3 HOUSING

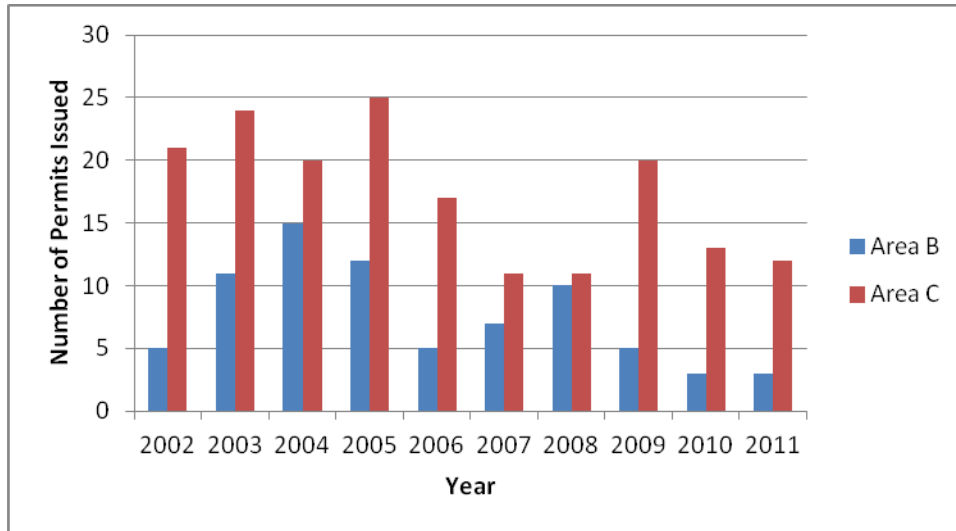
Electoral Areas “B” and “C” housing is dominated by single family detached homes, which is common in more rural areas. It is anticipated that over the next 20 years, 17 new homes will be built, on average, every year. The existing Official Community Plan land use designations can accommodate this projected growth.



## 2.4 BUILDING

**Figure 3** displays the annual approved single family dwelling building permits for Electoral Areas “B” & “C” from 2002 to 2011. The lower numbers of building permits from 2007 onwards corresponds with the decline of the real estate market.

**Figure 3. Electoral Area “B” and “C” Residential Building Permits (2002-2011)**



## 2.5 EMPLOYMENT

Electoral Areas “B” and “C” workforce is approximately 4,140 people; 50% commute daily to the City of Vernon, 15% work at home, 15% do not have a fixed work address and the remainder (20%) work in other North Okanagan communities or commute to Kelowna. The breakdown of the Area “B” & “C” workforce by sector, as of 2006, is outlined in **Figure 4**. The most prominent industries for Rural Vernon as reported by Census Canada are Manufacturing, Health Care & Social Assistance and Retail Trades, with a high number of jobs also stemming from the Construction and Accommodation & Food Services.

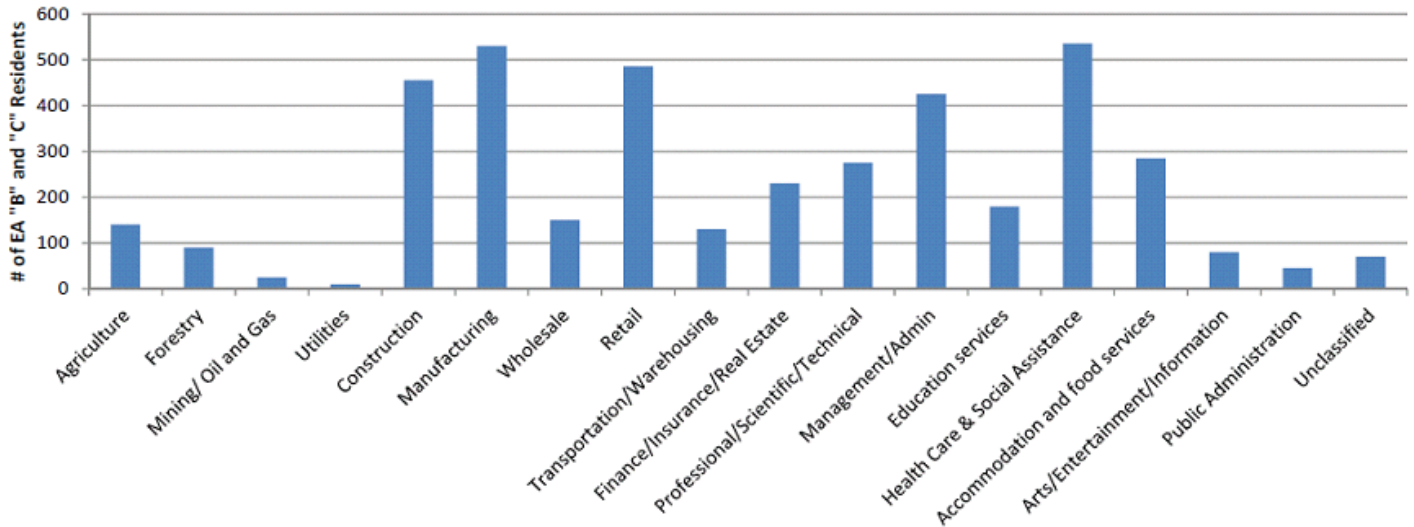
The significance of the Agricultural Industry is an important factor to consider for local land use planning. There are almost 7800 hectares of land within the Agriculture Land Reserve in all of Electoral Areas “B” and “C”. Through the multiplier effect of primary industry on other businesses, this industry’s role becomes quite large.

There is also significant input from pension and/or investment income in Electoral Areas “B” and “C”, likely stemming from the attraction of the community for retirees.

The Regional District of North Okanagan does not issue business licenses; therefore, the number and types of businesses in the plan area cannot accurately be reported. The most significant business community is the Swan Lake Commercial District which is located between Highway #97 and Pleasant Valley Road north of the City of Vernon.



**Figure 4. Area B & C Workforce by Sector (2006)**



## 2.6 CURRENT LAND USE DESIGNATIONS

The current land use designations for Electoral Areas “B” and “C” as identified in the existing Official Community Plan are outlined in **Tables 7 and 8**. In both Electoral Areas a significant portion of land is designated agricultural. As outlined in the table, the dominant land use designation in Area “B” is Large Holdings which has a minimum parcel size of 30.5 ha. In Electoral Area “C” the dominant land use designation is Country Residential and the minimum parcel size is 2 ha.

**Table 7. Electoral Area “B” Land Use Designations**

Area B Designation	Area (ha)	Percentage of Total
Residential	116.5	1%
Commercial	112	1%
Industrial	16.6	0.2%
Country Residential	274.4	4%
Small Holdings	20.2	0.2%
Large Holdings	2563.9	36.5%
Non Urban <sup>4</sup>	244.3	3%
Agricultural	3770	54%
School	2.7	0.04%
Parks	4.56	0.06%

<sup>4</sup> It is important to note that many of the properties designated Country Residential, Small Holdings, Large Holdings & Non Urban fall within the Agricultural Land Reserve.



**Table 8. Electoral Area “C” Land Use Designations**

Area C		
Designation	Area (ha)	Percentage of Total
Residential	78.6	2%
Commercial	15.7	0.4%
Industrial	-	-
Country Residential	3167	71.5%
Small Holdings	70	1.5%
Large Holdings	-	-
Non Urban <sup>5</sup>	-	-
Agricultural	1044.6	24%
School	4.7	0.1%
Parks	20.2	0.5%

## 2.7 VACANT LAND

An analysis to estimate the capacity of current vacant land was carried out utilizing the BC Assessment data on actual land use information. **Table 9** provides a break down on the number of vacant lots in each Electoral Area based on their OCP land use designations.

Commercial and Industrial uses are largely located within Electoral Area “B”. Vacant small lot residential lands (Country Residential 2 ha in size) fall within Area “C”. Vacant Large lot parcels (30.5 ha in size) are located within Electoral Area “B”.

**Table 9. Vacant Lots in Electoral Areas “B” and “C”**

	Area B	Area C
Residential	8	8
Commercial	35	1
Industrial	2	-
Country Residential	22	93
Small Holdings	1	5
Large Holdings	40	-
Non Urban	7	-
<b>Total</b>	<b>115</b>	<b>107</b>

<sup>5</sup> It is important to note that many of the properties designated Country Residential, Small Holdings, Large Holdings & Non Urban fall within the Agricultural Land Reserve.



## FORWARD

The remainder of this document is structured on key topic areas. Each topic section begins with a discussion / introduction on: objectives; information on the plan area and planning issues which are to be considered during the review of development applications. In each topic section the general discussion is followed with a number of specific policies which are intended to guide current and future land use planning of the area.

## 3.0 AGRICULTURAL & RESOURCE USE



### 3.1 AGRICULTURAL OBJECTIVES

A significant portion of land within Electoral Areas “B” and “C” are within the Agricultural Land Reserve which is governed by the Agricultural Land Commission (ALC). The mission of the ALC is to preserve agricultural land and encourage and enable farm businesses throughout British Columbia. In 2014 it was estimated that approximately 4780 ha of private land in Electoral Area B was within the Agricultural Land Reserve and about 1190 ha of private land in Electoral Area “C”; combined this total is approximately 5970 hectares of land within the Agricultural Land Reserve.

Notwithstanding any other provisions of this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act and the regulations and orders of the Agricultural Land Commission. The Act and regulations generally prohibit or restrict non-farm uses and subdivision of ALR lands, unless otherwise permitted or exempted.

### EXCLUSIONS & INCLUSIONS OF LAND IN THE ALR

In 2008 the Regional District of North Okanagan initiated a review of the exterior boundaries of the Agricultural Land Reserve (ALR) with the intent to adjust the boundaries of the Reserve to better reflect site-specific land capability for agricultural purposes. Lands under review within Electoral Areas “B” and “C” included Swan Lake, Vernon Hill, Keddleston and Upper BX Creek Valley. In total, approximately 410 ha of land were excluded from the ALR.

Generally, any transitional lands between lands proposed for exclusion and good agricultural lands should remain in the ALR even though they may have some constraints for agricultural production. These transitional lands provide an important buffer and may in the long-term, contribute to the local agricultural industry.

Through a review of land uses in the Plan area it was shown that there are some farming activities occurring on lands outside the ALR that are of good quality. The Regional District





recognizes that some of these lands should be included in the ALR to support current farming activities and the inherent agricultural capability of the land. The Regional District would support applications to include good quality agricultural lands within the ALR if such direction is consistent with this Plan and the Regional Growth Strategy.

## AGRICULTURE POLICIES

- 3.1.1 Lands designated as *Agricultural* on map Schedules 'B' are intended to be used for agricultural purposes and associated uses as allowed by the Provincial Agricultural Land Commission (the Commission) and the Regional District.
- 3.1.2 All uses and subdivision of land within the Agricultural Land Reserve (ALR) shall be in accordance with the "*Agricultural Land Commission Act*" regulations thereto or Orders and Policies of the Commission (throughout this Plan these documents are combined in references to the "*Agricultural Land Commission Act*").
- 3.1.3 Notwithstanding the minimum lot size standards and land use policies cited in this Plan or the "*Zoning Bylaw*" or any other policy or bylaw that has been adopted to guide decision-making, the Regional Board may, after due consideration, not authorize a non-farm use, subdivision, and exclusion application to the Commission if the proposed subdivision or use would have a negative impact on agricultural land or the farming community.
- 3.1.4 The minimum parcel size for Agricultural lands shall be 30.5 ha unless otherwise approved by the Agricultural Land Commission. Large parcel sizes and setbacks are encouraged and supported through the Zoning Bylaw regulations to minimize the potential for land use conflicts and to support long term agricultural use consistent with the Agricultural Land Commission Act objectives.
- 3.1.5 Support the Agricultural Land Commission in its efforts to protect and enhance farmland. Where land is in the ALR, minimum parcel sizes shall apply only when the land is:
  - a. excluded from the ALR; or
  - b. approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission; or
  - c. exempted by the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission.
- 3.1.6 Support the retention of large land holdings and the consolidation of small parcels of land to help maintain and establish economically viable farms. Subdivisions within the ALR which involve boundary adjustments that allow for the more efficient use of agricultural land will also be supported;
- 3.1.7 Where a property is being developed adjacent to a property that is designated as *Agricultural*, an appropriate buffer strip will be established on the non-*Agricultural* property consistent with the "*Landscaped Buffer Specifications*" established by the Commission.





- 3.1.8 Agricultural Industrial land uses that support local farm production should be encouraged. This type of agricultural use shall process or manufacture agricultural products, shall not be intrusive nor offensive to the surrounding area, shall be located sensitively to avoid high capability soils and shall not contaminate ground or surface water.
- 3.1.9 Agricultural Industrial uses may be permitted on lands designated as Agricultural providing these uses are in compliance with the *Agricultural Land Commission Act* and the *Regional District Zoning Bylaw*, decisions of the Agricultural Land Commission and standards of the Ministry of Agriculture.
- 3.1.10 The Regional District will consider any approach from the Commission to pursue collaborative governance arrangements or delegated responsibilities for lands within the ALR in conjunction with a co-operative program for the enforcement of the "*Agricultural Land Commission Act*" and an appropriate means whereby the Regional District can recover costs for this service.
- 3.1.11 Lands within the ALR in the Commonage area south of the City of Vernon should be maintained in as large a size as possible to allow for efficient use of irrigation programs for treated spray effluent.
- 3.1.12 Encourage all farming operations to comply with provincial regulations particularly as set out in the Environmental Management Act. Farming operations should include best management practices, beneficial biosecurity practices, good agricultural practices and compliance with all regulations and guidelines as administered by the province.
- 3.1.13 Recognize the importance of local food production, processing, distribution and sale of locally grown products. Efforts to improve the local agricultural economy may include:
- a. Supporting local farmers markets;
  - b. Initiatives to increase agricultural awareness;
  - c. Development of community gardens;
  - d. Liaison with the Ministry of Agriculture regarding opportunities for hosting local workshops on ways to enhance opportunities for growing and marketing economically viable, local agricultural products.
- 3.1.14 Encourage strategies that will see large agricultural land holdings retained and parcels consolidated and operated as single agricultural operations rather than broken up as individual land tenures with multiple ownership.
- 3.1.15 Wherever possible, future major roads, utility or communication corridors should be directed away from and around land within the ALR.
- 3.1.16 Support local agriculture through favorable consideration of proposals that enhance local agriculture through the strengthening of beneficial agricultural practices, support of local food systems, and the expansion of local markets and agri-tourism. The community supports the production of organic agricultural farming practices.



- 3.1.17 The Regional District will participate in the development of an 'Agricultural Area Plan' for the North Okanagan. The Agricultural Area Plan is expected to strengthen the Regional District's approach to comprehensive, sustainable community planning by providing additional support for agricultural policies within the Official Community Plan.
- 3.1.18 The Regional District does not generally support exclusion of agricultural lands from the Agricultural Land Reserve and subdivision of ALR lands unless there is no net loss of Agricultural Land Reserve lands, and a net benefit to agriculture can be clearly demonstrated.
- 3.1.19 The Regional District will require all Agricultural Land Commission applications for exclusions, subdivision, land exchanges and non-farm use to show documentation, including a Professional Agrologist report, which indicates why the application is necessary or appropriate.
- 3.1.20 The Regional District encourages new buildings to be clustered in close proximity to existing buildings and driveways so as to reduce the amount of farmland being taken away from farm use.

## **ALR BOUNDARIES**

- 3.1.21 The Agricultural Land Reserve Boundaries in Electoral Areas "B" & "C" underwent a comprehensive review in 2008-2009 as portions of the originally designated lands were proven to have limited agricultural suitability due to unsuitable parcel size, rough topography, unfavourable aspect or other limitations.

Having successfully completed this review, the RDNO is unlikely to advance additional requests for exclusions. If an exclusion application is advanced, the application will need to be supported by a soil analysis conducted by a professional Agrologist or a soil scientist, concluding that the land is physically incapable of supporting agriculture as evaluated. Additionally it must be demonstrated that there are no negative impacts on agriculture. This information is to be provided at the expense of the landowner.

- 3.1.22 The Regional District recognizes that some land should be included in the ALR to support current farming activities and the inherent agricultural capability of the land and the Regional District will initiate discussions with the Commission on the subject of possible inclusions into the ALR.

## **3.2 RESOURCE USE OBJECTIVES**

The natural resource sector has traditionally been a large contributor to jobs and economic development in the plan area. Mining and Forestry, particularly logging and forest production use to play a significant role in employment and income. These industries are no longer as prevalent as they once were, however, some of these activities continue on today. The Regional District does not have direct management responsibility of forest, mineral or aggregate resources but can have a role in working with the province to support initiatives that help to maintain jobs while protecting resources for future generations.



## RESOURCE USE POLICIES

- 3.2.1 Lands designated for Resource Use on Schedule 'B' are the large areas of crown land and undeveloped areas bordering the settled community area.
- 3.2.2 Subdivision of these areas is discouraged to minimize rural sprawl and to avoid land use conflicts between aggregate or forestry and residential uses.
- 3.2.3 The Regional District will work with the relevant provincial agencies to ensure that local community interests are considered as part of the future decision making process relating to these lands. Interests can include such topics as recreation and watershed concerns.
- 3.2.4 The minimum parcel size for Resource lands including lands for Forestry uses shall be 30.5 ha. Large parcel sizes and setbacks are encouraged to support large scale resource activities (e.g. rangeland, woodlots) and to minimize land use conflicts. Minimum parcel sizes are regulated through the Zoning Bylaw.
- 3.2.5 The Regional District recognizes that the OCP area falls within the Okanagan Shuswap Land & Resource Management Plan (LRMP) and that future crown resource land use decisions will follow the recommendations of the LRMP.

## MINERAL AND GRAVEL RESOURCE POLICIES

- 3.2.6 The deposition and removal of soil, sand, gravel and rock and the deposition of other materials shall be permitted on all designations, except for areas with restrictions identified within zoning bylaws or soil deposition and removal bylaws.
- 3.2.7 The processing of minerals, sand, gravel, coal or quarry materials shall be subject to the policies of this Plan, and shall require application for industrial zoning or a *Temporary Industrial Use Permit*.
- 3.2.8 The Regional District shall consider the adoption of a soil removal and deposition bylaw to ensure sustainable aggregate supply to meet demands while minimizing land use conflicts.
- 3.2.9 The Regional District shall work cooperatively with senior government agencies to study aggregate and mineral potential in the planning area.
- 3.2.10 Prior to issuing a permit for a mining operation, the Province is encouraged to refer the application to the Regional District and the public and provide adequate consideration to:
  - a. possible impacts on neighbouring residential and rural parcels including hours of operation, dust control, screening, access, traffic circulation, road residual and site reclamation and the natural environment; and,
  - b. the potential impacts of resource removal on the quantity and quality of surface and groundwater.



## 4.0 GROWTH MANAGEMENT



### 4.1 GROWTH MANAGEMENT OBJECTIVES

The Regional District distinguishes between ‘residential’ and ‘rural’ standards where the former are small lot subdivisions typical of urban communities. The policies of the Official Community Plan are in place to significantly reduce residential developments because of the inherent problems of urban sprawl. Instead, the plan recognizes that Electoral Areas “B” and “C” around Vernon are essentially rural and agricultural areas and residential developments should be focused towards the urban neighbourhoods in Vernon and Coldstream. Residents value the rural and agrarian character and identity of Swan Lake, the Commonage, Cosens Bay, the BX and Westside. Adjacent municipalities and the Regional District should work towards preserving that rural character by ensuring that urban development respects and complements both the rural density and overall character of Electoral Areas “B” and “C”.

### 4.2 GREATER VERNON UTILITY SERVICES

The three jurisdictions in Greater Vernon have joined together to provide one water utility district under the guidance of the Greater Vernon Advisory Committee. A long-term improvement strategy to address matters of water quality and quantity has been implemented by the committee. This utility district does not service the properties along the upper portion of Silver Star Road or properties in the Commonage, Cosens Bay, Westside and properties at higher elevations. These landowners rely mostly on individual wells or water from an adjacent watercourse.

The Regional District recognizes that some properties in Electoral Areas “B” and “C” have inadequate water supplies from their wells. If neighbours get together and decide to investigate the possibility of a new community water service, then it is important that the Regional District assist with this investigation.

Currently, community sewer services are only provided by the City of Vernon to Coldstream through an agreed upon contract. There are two primary issues for property owners in Electoral Areas “B” and “C” when requesting sewer services from the City of Vernon. It is the policy of the City of Vernon that where a property owner requests sewer services from the City, that the property owner must request to be annexed into the City of Vernon. The Regional District does not support this policy and instead, the Regional District maintains annexations should be undertaken through either an agreed upon Boundary Extension Protocol Agreement or the 2010 Municipal Boundary Extension Guide (Ministry of Community, Sport and Cultural Development). It is the position of the Regional District that sewer services and annexation are two separate matters.



Currently, the City of Vernon has a moratorium on new sewer service connections outside of City Boundaries. The Regional District does not support annexation as a mechanism to provide sewer service and is committed to explore creative servicing partnerships with adjacent municipalities, First Nations and senior levels of government.

The Official Community Plan provides a policy structure whereby the Regional District may consider the establishment of a Local Service Area for the provision of a new sewer service. It should be noted that the Official Community Plan also has a policy to significantly restrict new Residential developments outside municipal boundaries and this new policy for a Local Service Area for a community sewer service would generally only affect land that is currently zoned for Residential developments.

### 4.3 URBAN GROWTH

Growth management enables a community to direct growth in a manner that protects the quality of life for residents; conserves the natural environment, retains rural character; protects the agricultural land base; provides economic opportunities and utilizes infrastructure in an efficient, appropriate and cost-effective manner.

The Regional District of North Okanagan adopted Regional Growth Strategy Bylaw No. 2500, 2011 on September 21, 2011 with unanimous acceptance by the City of Armstrong, District of Coldstream, City of Enderby, Village of Lumby, Township of Spallumcheen and City of Vernon, and endorsement by the five Electoral Area Directors. The Regional Growth Strategy has several policies that provide guidance on promoting compact complete communities, including development designed to minimize adverse effects on agricultural lands and the Rural Protection Area, protecting the character of rural areas by discouraging incompatible land uses, and that local and regional governments discourage proposals that are inconsistent with the Regional Growth Strategy. The Regional Growth Strategy includes a Rural Protection Boundary that separates Growth Areas and Future Growth Areas, where urban densities can be achieved with the appropriate servicing, from Rural Protection Areas which have a minimum parcel size of 1.0 ha and rely on on-site water and/or septic solutions.

Based upon current trends, the Regional District of North Okanagan is anticipated to experience population growth at approximately 1% per annum. Although the growth rate of Electoral Areas "B" and "C" is expected to be modest (0.3-0.5% per annum), the City of Vernon population is expected to increase from 38,150 in 2011 to 48,000 by 2036.

The City of Vernon Housing Needs Assessment (CitySpaces Consulting, August 2013) has identified 9,168 approved residential units and an available pre-zoned residential land supply within City boundaries that can accommodate residential development, at 200 units a year, for over 45 years. The current City residential lands inventory does not include infill development potential in established neighbourhoods or residential development potential planned for the City Centre. The conclusion of the Study was *"The housing situation is unique in Vernon compared to other communities of the same size, due to the fact that the available land for residential development far exceeds the anticipated demand. Land constraint is not an issue in Vernon."*

As a result of the City of Vernon's extensive residential development land inventory and the Regional Growth Strategy's emphasis on compact, complete communities, the RDNO does not



support incompatible land uses or urban intensification along the boundaries of Electoral Areas “B” and “C”.

### GROWTH MANAGEMENT POLICIES

- 4.3.1 The Regional District shall support the designation of the Rural Protection Boundary, consistent with the Regional Growth Strategy, as shown on Schedule ‘H’ Regional Growth Strategy Map.
- 4.3.2 The Regional District shall consider amendments to the Rural Protection Boundary during the 5-year Regional Growth Strategy Review or if a community need has been identified.
- 4.3.3 The Regional District will not permit urban land use and development beyond the Rural Protection Boundary.
- 4.3.4 Where proposed development is adjacent to the Agricultural Land Reserve along the Rural Protection Boundary, the first priority will be to protect agricultural activity from negative urban influences through the use of such mechanisms as undertaking fringe area planning with adjacent municipalities, requiring appropriate buffers that reflect the density of the development, or registering restrictive covenants.
- 4.3.5 The Regional District shall not support the expansion of sewer services to areas located outside of the designated Rural Protection Boundaries except where existing developments threaten public health or the environment and will not result in further residential development within the Rural Protection Area.
- 4.3.6 Amendments to the Rural Protection Boundary shall be considered in accordance with the process and criteria established in the Regional Growth Strategy.
- 4.3.7 Continue to participate in regional planning with all member municipalities and Electoral Areas.

### 4.4 CITY OF VERNON ANNEXATION PROPOSALS

The Regional District of North Okanagan Electoral Areas “B” and “C” have experienced significant annexation application activity over the last 20 years. Between 2004 and 2011, the City of Vernon was successful in annexing approximately 1,950 hectares (4,825 acres) of land, which has resulted in a 13% reduction in Electoral Area “B” and “C” private lands over that period. A large proportion of those annexed lands are within the ALR. Table 10 and Figure 5 provide a summary of successful annexations into the City of Vernon since 2004.

**Table 10: Annexation of Electoral Area lands (2004-2011)**

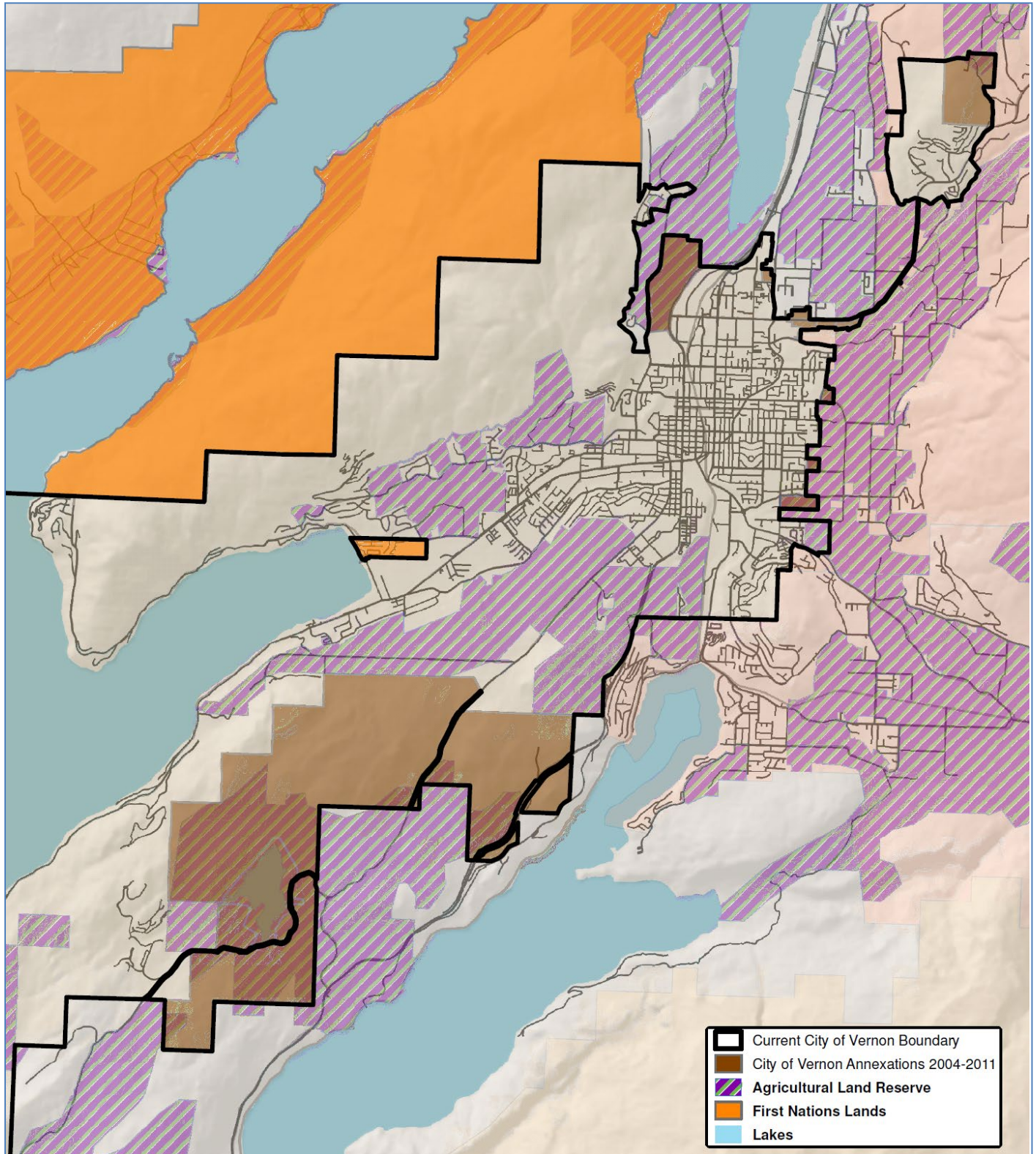
	Private Land Area (2004)	Private Land Area (2013)	Area Annexed <sup>6</sup> (2004-2013)	Approximate Change
Electoral Area "B"	9,905 ha	8,075 ha	1,830 ha	-18.40%
Electoral Area "C"	5,281 ha	5,128 ha	123 ha	-2.30%
TOTAL	15,186 ha	13,203 ha	1,953 ha	-12.86%

<sup>6</sup> The properties that have annexation applications submitted to the Province but are not authorized are not included.





Figure 5: Electoral Areas “B” and “C” properties annexed into the City of Vernon (2004-2011)





The majority of this annexation activity included one or a few properties and was not part of a more comprehensive boundary review process. Concerns were identified regarding the impact that the loss of these annexed lands is having on the financial sustainability of unincorporated service provision (specifically the ability to continue to provide fire protection services), the identity and fabric of their communities, the loss of productive agricultural lands, shifts in political representation and loss of control of land use decisions, specifically regarding suburban sprawl within fringe areas.

The Regional District commissioned Urban Systems to undertake the Electoral Area Annexation Impact Study and the findings of Phase I and Phase II concluded that small, incremental annexations have become more prevalent over the last 10 years and that small annexations do not appear to receive the level of scrutiny that a large boundary restructure would require.

Urban Systems concluded that land use planning was not well coordinated between the City of Vernon and the Regional District, recommending that Phase III of the Study would address some of the issues through the development of a Boundary Extension Protocol Agreement between the City of Vernon and Regional District of North Okanagan.

A Boundary Extension Protocol Agreement is an agreement between the Regional District, Ministry of Community, Sport and Cultural Development and participating municipalities to improve the annexation process by defining roles, process, and information exchange and communication between all signatories. A Boundary Extension Protocol Agreement would bring clear expectation and certainty to the annexation process for all participating parties, the City of Vernon, the Regional District and property owners. Though the resulting protocol would be helpful, the process of co-creating the protocol would improve communication and the overall relationship between the City of Vernon and Regional District on inter-jurisdictional planning matters.

The Regional District's annexation and fringe management policies work toward collaborative fringe area decision-making that respects the rural character and identity of Electoral Area "B" and "C" and discourages urban sprawl and intensification along the urban-rural fringe areas. The Regional District will not support annexation applications that are initiated for septic sewer service expansion to remedy environmental and/or health issues. The Annexation Impact Study identified several remedies for these situations that do not result in "lot by lot" annexation, including the use of extra-territorial service extension (*Community Charter*, Section 13).

## **ANNEXATION POLICIES**

4.4.1 The Regional District will work in partnership with the Ministry of Community, Sport and Cultural Development, Agricultural Land Commission and municipalities adjacent to the Electoral Areas "B" and "C" on the development of a municipal boundary adjustment protocol agreement that creates certainty for all parties when reviewing annexation applications.





- 4.4.2 Until the development of a municipal boundary adjustment protocol agreement between adjacent municipalities and the Regional District, the Regional District will only support annexation applications if all of the conditions below are satisfied:
- The application is undertaken within the process suggested through either an agreed upon municipal boundary extension protocol agreement or the 2010 Municipal Boundary Extension Guide (Ministry of Community, Sport and Cultural Development); and,
  - The application fulfills a defined and legitimate community need for additional developable land, supported by detailed analysis; and,
  - The application does not include land within, or adjacent to, the Agricultural Land Reserve; and,
  - The application is for a large area boundary extension (greater than 50 properties), which will require greater analysis and public consultation than smaller annexation proposals<sup>7</sup>; and,
  - Extensive public consultation is undertaken with the residents of Electoral Area “B” and “C”; and,
  - The application has unanimous agreement by all landowners included within the boundary adjustment area; and,
  - The referring municipality includes an analysis of cumulative impacts of municipal boundary extensions, over a ten year period from the date of the annexation application, on both City and Electoral Area service provision; and,
  - The referring municipality has considered all concerns that have been identified by the Regional District, Electoral Area Directors and residents of Electoral Areas “B” and “C” regarding the annexation application.
- 4.4.3 The Regional District will not support annexation applications that are initiated for septic sewer service expansion to remedy environmental and/or health issues. The Regional District will consider supporting the extension of septic sewer through other mechanisms available to local governments, including extra-territorial service extension (*Community Charter*, Section 13).
- 4.4.4 The Regional District will actively pursue activities that will result in the Provincial assessment of, and compensation for, cumulative impacts of multiple municipal boundary extensions on Electoral Area service provision-
- 4.4.5 The Regional District will amend Procedural Policy LU047 to reflect the policies included within this Plan and the results of the Electoral Area Annexation Impact Study.

## 4.5 FRINGE AREA PLANNING

Land on the periphery of urban municipalities is often subject to intense development pressure due to the proximity of the urban centre, the availability of relatively inexpensive, undeveloped land, and the opportunity for a rural lifestyle. As such, it is also an area in which urban-rural land use conflicts have the greatest probability of occurring. Many municipalities and regional

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<sup>7</sup> Ministry of Community, Sport and Cultural Development (2010) Municipal Boundary Extension Process Guide, pg. 10.



districts within British Columbia have taken proactive and thoughtful approaches to urban-rural fringe area management, including the use of urban-rural transition areas, limiting suburban density on properties adjacent to agricultural and/or rural lands (City of Surrey Suburban Transition Policy), mandatory buffers adjacent to agricultural land that reflect the scale of development (City of Abbotsford Landscape Buffering Strategy for the Agricultural-Urban Interface), fringe area management planning (Thompson Nicola Regional District, Peace River Regional District) and growth management agreements (Regional District of Nanaimo).

In response to the region's goal of encouraging cooperation among jurisdictions, the Electoral Areas "B" & "C" Official Community Plan identifies potential issues with inter-jurisdictional implications and establishes a policy framework designed to facilitate the resolution of these urban-rural interface issues, as well as other issues which have not yet been identified, through cooperation and consultation.

## **FRINGE AREA PLANNING POLICIES**

- 4.5.1 The Regional District encourages adjacent municipalities to consider the rural context and character of Electoral Areas "B" and "C" when reviewing development along the urban/rural fringe.
- 4.5.2 The Regional District requests that the adjacent municipalities adhere to best management practices regarding development along the Electoral Area "B" and "C" boundary, including participating in collaborative fringe management planning, limiting suburban density, requiring appropriate buffering and discouraging further suburban and urban sprawl into rural and agricultural areas.
- 4.5.3 Regional District is committed to coordinate efforts with the neighboring municipalities to ensure that growth adjacent to Electoral Area "B" and "C" boundaries occurs in a planned and sustainable manner that reflects the unincorporated rural character valued by the residents of Electoral Area "B" and "C" residents.
- 4.5.4 Encourage inter-jurisdictional fringe area planning between the Regional District, District of Coldstream, Township of Spallumcheen and City of Vernon that is respectful and collaborative.
- 4.5.5 Encourage adjacent jurisdictions to provide referrals on applications and issues that relate to land use planning and management to the Regional District, especially along the rural-urban fringe.
- 4.5.6 Work with adjacent jurisdictions, the Ministry of Agriculture and Agricultural Land Commission to protect the Agricultural Land Reserve along the urban-rural fringe.
- 4.5.7 Refer to other agencies, all land use planning applications or issues which may affect another jurisdiction. All affected agencies or municipal Councils, which receive referrals from the Regional District, shall be encouraged to give due consideration and timely responses to referrals.



- 4.5.8 Facilitate inter-agency meetings with the Regional District, District of Coldstream, Township of Spallumcheen, City of Vernon, and provincial and federal government agencies, whenever appropriate, to resolve any inter-jurisdictional concerns through cooperative approaches.
- 4.5.9 The Regional District of North Okanagan may enter into fringe area and/or municipal boundary extension protocol agreements with the District of Coldstream, Township of Spallumcheen and/or City of Vernon to coordinate regional and municipal objectives for long-term management or protection of fringe areas.
- 4.5.10 Amendments may be made, from time to time, to the Land Use and Subdivision Bylaw, Zoning Bylaw and the Official Community Plan to better implement the Regional Growth Strategy.



## 5.0 RURAL LANDS



### 5.1 RURAL LANDS OBJECTIVES

The intent in designating land in rural areas is to provide an alternative to urban living. Rural lands do not have the level of community services expected in an urban area. The Regional District currently has four property size standards for rural areas as follows:

- Small Holding                    1.0 ha
- Country Residential        2.0 ha
- Non-Urban                        7.2 ha
- Large Holding                    30.5 ha

The general attitude in Electoral Areas “B” and “C” is that the minimum parcel size required for maintaining the rural character and setting of the area should be 2.0 ha, *Country Residential*. However, the designation of lands as *Country Residential* does not ensure that a property would be rezoned to this standard. In all cases where a rezoning application is submitted, site specific issues will be considered and the property may or may not be rezoned to *Country Residential*. The factors to be considered in any rezoning application are outlined below in Section 5.1.6.

Some limited areas of *Small Holdings* have been identified on the map Schedule B attached to the Official Community Plan. Policies are included in the Plan to guide the establishment of new areas utilizing the *Small Holding* standard and are outlined below in Section 5.1.7.

Standards for rural development do not directly apply to land within the Agricultural Land Reserve. The Agricultural Land Commission must approve any non-agricultural development or subdivision within the Agricultural Land Reserve and they review each proposal for development on its own merits with the primary objective to preserve agricultural land and promote farming. Never-the-less, when the Regional District is considering an application for development within the Agricultural Land Reserve consideration of the rural standards is necessary as these standards are consistent with the Regional District “*Zoning Bylaw*”. All development must be implemented consistent with the “*Zoning Bylaw*”.

### RURAL LANDS POLICIES

5.1.1 Rural Lands within the Plan area are designated either *Large Holding*, *Non-Urban*, *Country Residential* or *Small Holding* as shown on map Schedule ‘B’ and where the minimum lot size standard is 30.5 ha, 7.2 ha, 2.0 ha and 1.0 ha respectively.

5.1.2 The Regional District considers that the Rural Lands in Electoral Areas “B” and “C” are sufficient to meet housing needs over a period of at least ten years.



- 5.1.3 It is the opinion of the Regional District that the crown lands in the Commonage within the Plan area should continue to be used for rural or agricultural purposes or for the preservation of natural amenities or wildlife habitat.
- 5.1.4 Developers on Rural Lands will be encouraged to consult with the Ministry of Forests Lands and Natural Resource Operations with regard to subdivision design, layout of roads, selection of building sites and the clearing of trees with regard to protection of the proposed development from wildfire hazard.
- 5.1.5 Because of the importance of water supplies for new development and the uncertainty about water supply for some Rural Lands, assurance about water supply should be provided with a rezoning application or an application to amend this Plan and as appropriate, hydrogeological studies should be undertaken to determine impacts, if any, on existing wells in the neighbourhood and the local aquifer.
- 5.1.6 Some lands in this Official Community Plan area are designated as *Country Residential*; however, this designation does not ensure that the land would be rezoned as *Country Residential* and the following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Regional District:
- a. information maps should be submitted showing how the rezoning area can develop into the *Country Residential* standard including the location of any new streets, environmental protection measures, lot layouts and any community amenities;
  - b. the area should not be subject to flooding, high water table or terrain instability;
  - c. the development of the area should not require excessive expenditures for community services such as roads, utility services and school busing;
  - d. the terrain should be suitable for development whereby each new lot would have a building site and driveway access in compliance with the “*Zoning Bylaw*”;
  - e. each new lot shall have an area that is adequate for on-site sewage disposal with a reserve site for on-site sewage;
  - f. information should be provided to show how development can be supplied with an adequate water supply as outlined in policy 5.1.5 of this Plan;
  - g. Natural Features or other sensitive environmental attributes should not be negatively impacted by a higher density of land use and in this regard, the Regional District may request that an environmental impact analysis be undertaken;
  - h. other submissions other than those cited herein may be necessary in order to adequately evaluate an application; and
  - i. notwithstanding these specific considerations, the Regional District will be guided by community goals and objectives cited in this Plan and other policies in this Plan as may be appropriate in the consideration of any application.
- 5.1.7 Generally, Rural Lands within Electoral Area “C” and lands within Electoral Area “B” in the Swan Lake and L & A Road areas are maintained in the *Country Residential* standard; however, the Regional District will consider any application to amend this Plan for a *Small Holding* development if the following information is provided by the applicant:



- a. information maps should be provided to show that a new *Small Holding* designation in this Official Community Plan will follow a broad neighbourhood area and the Regional District will consider designating this whole area into the *Small Holding* designation;
  - i. a public information meeting is held;
  - ii. evidence of broad neighbourhood support is provided;
  - iii. risks of interface fires are identified and addressed;
  - iv. adequate access to the proposed development is identified;
  - v. the provision of community water and appropriate onsite effluent disposal is confirmed; and
  - vi. information outlined in Section 5.1.6 is provided to adequately evaluate the proposed change to this Official Community Plan.

The following considerations will guide a review of the application which may or may not be approved by the Regional District:

- a. access via no-thru rural roads is not supported;
- b. the proposed development does not change the rural character of the area; and
- c. the subject lands are outside the Agricultural Land Reserve.

5.1.8 When changing the designation of land to the *Non-Urban* or *Country Residential* designation, due consideration will be given to site specific characteristics and site servicing issues.

5.1.9 Pursuant to Section 904 of the “*Local Government Act*”, the Regional District may apply a bonus density to a maximum of 20% for *Country Residential* developments. Where an application proposes to amend the “*Zoning Bylaw*” with no lots less than 1ha in size with a minimum of 10% of additional land to be dedicated for community or site amenities as follows:

- a. the dedication of parks or trails as outlined in this Plan;
- b. the long-term security of a *Natural Area* as outlined in this Plan or other significant environmental or habitat feature;
- c. the maintenance of substantial buffer zones adjacent to a *Major Road* as defined in this Plan; or
- d. the conservation or provision of any other amenity as proposed by the property owner.



## 6.0 RESIDENTIAL LANDS



### 6.1 RESIDENTIAL LANDS OBJECTIVES

As previously noted, the intent of this Official Community Plan is to preserve and protect the agricultural and rural lands within the plan area and to significantly reduce the potential development of residential (urban) lots. Lots that are currently zoned ‘Residential’ may be subdivided to the existing standards contained in the “Zoning Bylaw” which vary depending on the level of services but generally the standards are as follows:

- With Community Water and Sewer Services:
  - Single Family Dwelling 0.056 ha
  - Duplex Dwelling 0.070 ha
- With On-site Wells and Septic Systems (no community services):
  - All lots 1.0 ha

***Housing affordability was identified as the most significant challenge within the North Okanagan during the development of the 2020 North Okanagan Regional Housing Needs Assessment. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community. It was also noted that there needs to be a shared regional response to existing and emerging housing demands. Working towards a diverse and affordable housing stock is an important foundation for supporting growth and responding to changes in population and housing trends. With these objectives in mind, a Regional Housing Strategy was completed in 2021 to guide discussions regarding priorities for implementation aimed at supporting the provision of non-market, market, and rental housing stock.***

In accordance with provincial recommendations and standards, no lots will be created less than 1 hectare in size unless connected to a community sewer system. Lots less than this size have been determined to not be acceptable for septic effluent disposal. There is concern that higher densities of development that use on-site systems could cause local long-term soil and drainage problems over the neighbourhood. The province has also indicated that if a local government approves these higher density developments and problems do emerge, that financial assistance from the Province could be withheld from any financial scheme to fix the problems. The Okanagan Basin Water Board, which also assists with financial resources for new community sewer systems, has endorsed this provincial policy.

### RESIDENTIAL LANDS POLICIES

6.1.1 Existing *Residential* developments are recognized in this Plan and are so designated and shown on Schedule ‘B’ and include areas with small lot developments at various sizes depending on the type of development as outlined in the “Zoning Bylaw”.



- 6.1.2 *Residential* developments within an area enclosed by an ‘Urban Containment Boundary’ shall require connection to community sewer and water systems.
- 6.1.3 The Regional District supports the policy that *Residential* developments for urban-type uses and special needs housing should be in a municipality where proper servicing, more comprehensive design standards and social infrastructure facilities are readily available and therefore, the Regional District does not support the designation of any additional land in this Plan for the *Residential* designation for urban-type uses.
- 6.1.4 Any application to amend this Plan to allow for new *Residential* development areas shall include the development of new policies for the consideration of such applications.
- 6.1.5 To respond to affordable and rental housing needs, the Regional District supports the development of secondary suites and the use of manufactured homes as permitted in the “Zoning Bylaw” and by the “BC Building Code”.

## 6.2 COSENS BAY

### CONTEXT

Cosens Bay is a small inlet on the East Side of Kalamalka Lake just south of the City of Vernon. The lake is surrounded by low-lying hills primarily covered in a Douglas-fir forest with some areas of Ponderosa Pine or Grasslands. Kalamalka Lake is classified as a Marl Lake and is one of few examples of its kind within the country. High amounts of dissolved minerals, especially calcium carbonate contributes to the lakes’ aesthetically attractive clear blue / turquoise waters. The lake is deep and is primarily fed by groundwater sources enabling it to maintain a very high water quality as well as contributing to its’ unusual colour composition. The Cosens Bay area is largely designated Residential and the upland area to the southeast is designated Large Holdings. The local topography supports the cabin colony on land that is primarily greater than 30% slope, with soils of variable drainage and rockiness. The area has been fairly slow to develop in comparison to other lakefront areas. This lack of development is likely due to the absence of electricity and a proper sewer system, as well as a substandard road.

The growth potential of this area is high as approximately 30% of the properties have little or no improved value on them. This figure suggests that further developments will likely occur in the future.

During the public consultation process it became evident that a number of property owners within the Cosens Bay area want to establish a greater level of services in the area with a desire to accommodate additional development. One group expressing this interest is the Cosens Bay Property Owner’s Society. The group developed the following Vision Statement for the Cosens Bay area at their 2013 Annual General Meeting:

*Cosens Bay is a small, unique collection of homes and cabins located on the shores of beautiful Kalamalka Lake. This somewhat isolated, peaceful, community-focused area desires an improved level of existing or expanded services. Surrounded by a provincial park, it is accessed by a year round public road maintained by the Ministry of*





*Transportation and Infrastructure.*<sup>8</sup> The future will see responsible development and redevelopment, while being cognizant and respectful of its natural setting and the environment.

There have been numerous discussions over the last ten years around the need for establishing an overall plan for the future of the Cosens Bay area. The previous Official Community Plan referenced the development of a neighbourhood plan for Cosens Bay however, the Board of Directors of the time decided not to proceed with its creation.

The Regional Board recognizes that the sustainability of the Seasonal Residential development in the Cosens Bay area has absolute limits and it will seek to establish and address such limits through a strategic local area plan. Specific concerns to be addressed include but are not limited to:

- septic capabilities and the potential pollution of Kalamalka Lake;
- environmental degradation of the park and outlying areas;
- road conditions and maintenance; and
- future growth and the requirement for access to sewer, water and other community facilities.

It is important to note that during the development of the Official Community Plan Bylaw 1708, 2003 consultation on planning issues within the Cosens Bay area was also undertaken by the Property Owners Association. A poll was distributed by the Association to all property owners in the Cosens Bay area and the results of this poll indicated that the primary concern of these property owners was the quality of the road access and electrical power extension to the area. The Regional District assisted with a general distribution on existing land use regulations; these consultations resulted in the receipt of several form-letters from many land owners and some questionnaire responses which together indicated that the majority of property owners wished to maintain the status quo.

In light of the varying levels of support for change in the Cosens Bay area any future land use planning exercise must include close collaboration with all property owners to ensure that the existing issues and potential solutions are adequately addressed.

## **COSENS BAY POLICIES**

6.2.1 The Regional District will consider undertaking the development of a Cosens Bay Local Area Plan to address unique challenges and constraints to development and sustainability.

6.2.2 The Regional District does not financially contribute to the improvements of roads in the Electoral Areas including Cosens Bay Road. The Regional District will consider support for any initiative on the part of a group of property owners to improve road conditions.

6.2.3 On an application to change the zoning of land within the area of Cosens Bay, the availability of community services shall be considered and in particular, the need for a

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<sup>8</sup> The Ministry of Transportation and Infrastructure has noted that currently, the Ministry maintains 4.279 km of Cosens Bay road. Maintenance ends 700 meters west of the Kalamalka Park boundary, close to the Eastern boundary of lot 60 District Lot 1272 ODYD, Plan 8686. The end of maintenance is marked by a MoTI sign.



community sewer system, the suitability of the access road to Cosens Bay and the need for hydro service and any application to rezone land may or may not be approved.

6.2.4 An application to amend this Plan to consider a new *Residential* development/subdivision at Cosens Bay shall include information on the proposed road network, public lake access routes, an environmental impact assessment and a terrain suitability analysis; in addition, the appropriateness of the land use and the availability of community services shall be considered and in particular, the need for community sewer and water systems, the suitability of the access road to Cosens Bay and the need for hydro service and any application to amend this Plan may or may not be approved.

6.2.5 It is the Regional District policy that all new *Residential* developments/subdivisions at Cosens Bay shall be on a community sewer and water system.

### **6.3 SWAN LAKE RESIDENTIAL INFILL DEVELOPMENT**

#### **CONTEXT**

*In 2019, Provincial and Federal government grant funding was approved to establish a wastewater collection and recovery system (also referred to as a community sewer system) to service lands within portions of Regional District of North Okanagan Electoral Areas “B” and “C”, the south end of the Township of Spallumcheen, and Okanagan Indian Band lands at the north end of Swan Lake.*

*The potential for a community sewer system to service lands currently serviced by on-site septic systems or holding tanks inevitably leads to development interests, proposals and pressures for new development not previously possible utilizing on-site septic disposal systems.*

*The potential for new development and land use change within the initial phase of the community sewer system is addressed in the Swan Lake Commercial Area and Neighbourhood Plan, which was adopted as Schedule “K” to the Electoral Areas “B” and “C” Official Community Plan in 2018.*

*The scope of the Swan Lake Commercial Area and Neighbourhood Plan also included lands with the potential to be within later phases of the wastewater collection and recovery project, including established residential nodes located primarily to the east of Pleasant Valley Road. The potential for new development within these residential neighbourhoods was not fully explored within the Swan Lake Commercial Area and Neighbourhood Plan as a more focused effort to engage with residents and landowners within these neighbourhoods was deemed necessary to determine each neighbourhood’s vision for its future if sewer becomes available. In this regard, these established residential neighbourhoods were the focus of the Swan Lake Residential Infill Plan which was undertaken in 2021.*



*Results of a survey undertaken as part of the consultation process for the Swan Lake Residential Infill Plan varied by neighbourhood. With the exception of two neighbourhoods which are already included in the first phase of the wastewater recovery project service area, less than 50 percent of the survey responders in the other nodes supported connecting to and paying for community sewer. Throughout the Infill Plan area there were, however, residents who supported connecting to a community sewer system to allow for infill development and to protect the environment.*

## **SWAN LAKE RESIDENTIAL INFILL OBJECTIVES**

*Residential infill encourages the development of underused or vacant land in existing areas to increase density and place new development near existing resources and infrastructure. This type of development enables density and accommodates environmentally sustainable growth by using existing utility and transportation infrastructure. Lands designated as Residential within the Swan Lake Residential Infill Plan area are intended to accommodate this type of growth while being sensitive to the rural characteristics of the region.*

## **SWAN LAKE RESIDENTIAL INFILL DEVELOPMENT POLICIES**

*The following policies apply to properties within the Swan Lake Residential Infill Plan area as shown on Schedule "L".*

- 6.3.1** *Lands designated Residential and proposed for Rural re-zonings will trigger an Official Community Plan amendment.*
- 6.3.2** *Should one of the neighbourhoods identified on Schedule "L" wish to connect to community sewer in the future, a Consent Process to include additional properties into the service area may be initiated by a formal petition request to the Regional District.*
- 6.3.3** *With the exception of boundary adjustment subdivisions and lots created pursuant to Section 514 of the Local Government Act, new lots created by subdivision shall be not less than 1.0 ha in size unless connected to a community sewer system and community water system and shall be consistent with the provisions of the Regional District of North Okanagan Zoning Bylaw and Subdivision Servicing Bylaw.*
- 6.3.4** *Lots less than 2 ha in size will not be supported for Residential re-zoning unless community sewer and water services are available.*
- 6.3.5** *To ensure the infill potential within the plan area is reached, lands that are designated Residential and being considered for re-zoning, the following will be required:*
  - a.** *Comprehensive site plan displaying lot layouts, roadways and full buildout potential.*
  - b.** *The RDNO will require a restrictive covenant to be registered on title to ensure the proposed lots must be less than 1 ha when subdivided and conform with the approved site plan.*



- c. Subdivision approval will not be granted until water and sewer services are extended to the subject property.*
- 6.3.6** *To provide local affordable and rental housing options for neighbourhoods which connect to community sewer and community water systems, the following policies apply:*
- a. Within the Residential land use designation, the Regional District supports a reduced minimum lot size standard for lots in the Residential zones.*
  - b. Within the Residential land use designation, the Regional District supports the development of secondary suites, ancillary single family dwellings, two family dwellings, three family dwellings, four family dwellings, and row houses consistent with provisions of the Zoning Bylaw provided the residential dwelling unit(s) are connected to community sewer and community water systems.*

## 7.0 COMMERCIAL LANDS



### 7.1 COMMERCIAL LANDS OBJECTIVES

The majority of lands within the plan area that are designated commercial fall within the Swan Lake Corridor. It has been identified in previous OCP's that this corridor will evolve into a commercial district to meet the growing economic and commercial land needs of Greater Vernon. The land lying between Highway 97 and Pleasant Valley Road is envisioned to accommodate a mixture of commercial uses subject to comprehensive planning and design guidelines.

The land lying between Highway 97 and Swan Lake is envisioned as predominantly open space, and promoting agricultural land areas where appropriate. This pattern is expected to offset a more intensive development pattern east of the highway, maintain aesthetic value, protect the lake for its environmental attributes and provide an attractive foreground for the tourist and highway commercial uses across the road and for those visitors entering Vernon along Highway 97.

It is a goal of this plan to support a variety of commercial land uses along the entire extent of the corridor between Highway 97 and Pleasant Valley Road.

### COMMERCIAL LANDS POLICIES

- 7.1.1 Land for current and future commercial uses is designated as *Commercial* as shown on Schedule 'B'.
- 7.1.2 Land designated as *Commercial* is also designated within a Development Permit Area to set conditions respecting the 'form and character' of development as outlined in Section 16.6 of this Plan.
- 7.1.3 The Regional District will consider any application to amend this Plan to accommodate a neighbourhood commercial use to supply goods and services for which there is a local need if the following information is provided by the applicant:
  - a. demonstrated broad based community support for such a use;
  - b. it is demonstrated that a neighbourhood commercial use is fulfilling a community need; and
  - c. the subject property is not located along Silver Star Road as the Regional District does not support any additional forms of commercial development along this corridor other than those designated within the City of Vernon Foothills Neighbourhood Plan.



- 7.1.4 The Regional District would consider a rezoning application for:
- a recreation commercial use which is in proximity to crown land recreational opportunities or adjacent to a natural aesthetic feature such as a lake or stream; or
  - comprehensive commercial uses or other such uses that have unique site location requirements;
  - except that an application will not be considered in an *Agricultural* area unless the use conforms to the “*Agricultural Land Commission Act*” or a decision of the Commission and where such rezoning application may or may not be approved by the Regional District.
- 7.1.5 When considering an application to designate a new *Commercial* property or area, the Regional District will consider: the level of community services including sewer and water services; the management of traffic and parking requirements; compatibility with adjacent or neighbourhood land uses; as well as the possibility of noise pollution; environmental degradation; or unsightly conditions that may prevail.
- 7.1.6 The Regional District may introduce business licensing for Commercial, Industrial and Home Occupations within Electoral Areas “B” & “C” to ensure compliance with Regional District Bylaws.

## SWAN LAKE COMMERCIAL DISTRICT POLICIES

- 7.1.7 The Regional District supports the exploration of partnership opportunities and creative approaches to the provision of sanitary sewer service to the Swan Lake Commercial District.
- 7.1.8 The Regional District will consider undertaking the development of a Swan Lake Commercial Area Plan to identify a new future vision for the area as well opportunities for the provision of sanitary sewer services.
- 7.1.9 The Regional District will consider applications for additional Commercial and Industrial land designations based on the recommendations of an employment land strategy.
- 7.1.10 The Regional District will consider zoning changes within the Swan Lake Commercial District consistent with the policies of this Plan including:
- Because of the sensitive environmental conditions that exist within the Swan Lake Commercial District due to the proximity to Swan Lake as well as the problematic soil and hydrological conditions, the Regional District recognizes two options for an on-site sewage disposal and stormwater management system as follows:
    - Where the proposed land use generates a maximum daily sewage flow of 1400 litres or less, then the Regional District will consider a rezoning application based on the design recommendations of a consulting engineer on the condition that a Covenant be registered to not permit a land use that exceeds this maximum; or
    - Where the proposed land use generates a maximum daily sewage flow in excess of 1400 litres, then the Regional District will consider a rezoning application based on a review of the proposed on-site sewage disposal and stormwater management system that includes:



- a. a hydrological assessment from a hydrological engineer that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch;
- b. a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by a Covenant; and
- c. a design for a sewage disposal and stormwater management system prepared by a civil engineer.

7.1.11 With due regard to Section 17.1.1 of this Plan, the Regional District may consider a rezoning application based on a holding tank where the applicant has submitted all information as outlined in the Regional District "*Holding Tank Bylaw*".

7.1.12 The Regional District will consider a rezoning application based on a sewage connection to a community sewer system.

7.1.13 As a condition precedent for the approval of a rezoning bylaw, the Regional District will generally request that a Covenant be registered to prohibit the subdivision of land until a community sewer system is available.

7.1.14 As a condition for consideration for any rezoning application, the Regional District may request that any engineering reports be submitted for an independent peer review.

7.1.15 The Regional District will undertake a review of the Zoning Bylaw as it relates to the percentage of site coverage and pavement surfacing permitted on Commercial and Industrial lands in the Swan Lake Commercial District to ensure appropriate permeability of stormwater runoff.

## **HOME BASED BUSINESS POLICIES**

7.1.16 The Regional District supports the establishment of home occupations, including bed and breakfast operations that are developed and operated in accordance with the regulations of the "*Zoning Bylaw*".

7.1.17 The Regional District supports the establishment of Farm Sales operations that are ancillary to a farm operation and in compliance with the regulations in the "*Zoning Bylaw*".





## 8.0 GATEWAY



### 8.1 GATEWAY OBJECTIVES

Both the south and northern gateways to the City of Vernon fall within Electoral Areas “B” and “C”. It is a goal of this plan to ensure that these areas remain attractive and retain their rural character limiting the impacts of development on the natural environment.

### GATEWAY POLICIES

- 8.1.1 Prevent additional Commercial and Industrial development on the south gateway (Commonage) to Electoral Areas “B” and “C” to retain its rural character.
- 8.1.2 Within the north gateway (Swan Lake Corridor), encourage a mixture of Commercial and Industrial uses east of the highway with a form and character that respects the importance of the gateway location at the edge of the City of Vernon and is consistent with the area’s unique character. Encourage low density rural land uses on properties to the west of Highway 97.
- 8.1.3 Use site planning, building design and landscaping to reduce negative visual impacts of development, particularly as seen from Highway 97.
- 8.1.4 Maintain open sight lines between the highway and Swan Lake and the highway and Kalamalka Lake through the retention of existing rural landuse designations.
- 8.1.5 Discourage the placement of commercial signage within the highway corridor. Permit the placement of “welcome” and facility/directional signage at the approaches to important intersections.
- 8.1.6 Limit direct access on to and off of Highway 97.





## 9.0 INDUSTRIAL LANDS



### 9.1 INDUSTRIAL LANDS OBJECTIVES

It is a goal of this plan to contain the existing light industrial land uses to the west of the CP rail line, along Highland Road. The goal is to support uses where industry can be conducted in a relatively intensive manner both inside and outside a building and compatibly with adjoining land uses.

### INDUSTRIAL LANDS POLICIES

9.1.1 Land for current and future industrial and manufacturing uses are designated as *Industrial* as shown on Schedule 'B'.

9.1.2 Lands designated as *Industrial* are also designated within a Development Permit Area to set conditions respecting the 'form and character' of development as outlined in Section 16.6 of this Plan.

9.1.3 The use of land designated *Industrial* should be consistent with the Zoning Bylaw and should be consistent with the following policies:

- a. The Regional Board supports the uses as outlined in the Light Industrial zone and encourages the following activities in this area:
  - i. Light Manufacturing
    - a. Assembly Uses
    - b. Industrial Repair
    - c. Utilities and Public Works
    - d. Warehousing;
- b. The board may also support general industrial uses in this area subject to appropriate location, site design, screening and buffering;
- c. Multi-tenant buildings are encouraged where possible;
- d. Costs to provide services for the area should be borne by the owner/developer; and
- e. The area will be subject to Development Permit Area guidelines regarding:
  - i. Siting and dimensions of buildings
  - ii. Location of parking and traffic areas
  - iii. Buffering from other uses
  - iv. Location and design of signs
  - v. Screening of storage yards
  - vi. Provisions for the protection of the natural environment.



- 9.1.3.1 When considering an application to designate a new *Industrial* property or area, the Regional District will consider the level of community services including sewer and water services, the management of traffic and parking requirements, the outdoor storage needs, compatibility with adjacent or neighbourhood land uses, the possibility of noise pollution or unsightly conditions that may prevail as well as any pollutants that may be discharged by the industry which should be of such quality that they will not adversely affect the land, water or air in either the short or long term.



## 10.0 COMPREHENSIVE DEVELOPMENT LANDS



### 10.1 COMPREHENSIVE DEVELOPMENT LAND OBJECTIVES

Comprehensive Development Areas are intended to accommodate for the development or redevelopment of a larger site allowing for a variety of land uses and development approaches. From time to time, extraordinary land uses arise which do not conform to the usual residential, industrial, commercial, or open space land use categories. Development proposals which fall into this category shall be considered in an integrated manner as they will require both an Official Community Plan amendment and rezoning.

### COMPREHENSIVE DEVELOPMENT LANDS POLICIES

10.1.1 Land designated as *Comprehensive Development* is also designated within a Development Permit Area to set conditions respecting the ‘form and character’ of development as outlined in Section 16.5 of this Plan.

10.1.2 Comprehensive Development Uses are intended to accommodate a proposal which does not fit within an existing land use designation. Any proposed Comprehensive Development shall be considered with due regard to the following matters:

- a. the site should offer adequate water supply, sewage disposal, drainage and access for the intended use;
- b. the proposal should not adversely affect the environment or adjacent land uses;
- c. a Comprehensive Development Use designation shall only be considered in conjunction with a Comprehensive Development Zone which will define the uses and development regulations specific to the subject lands; and
- d. notwithstanding these requirements, the Regional District may request additional information to properly evaluate any proposed changes to the “Official Community Plan” and “Zoning Bylaw”;

except that, a Comprehensive Development Official Community Plan amendment and rezoning application will not be considered in an *Agricultural* area unless the use conforms to the “*Agricultural Land Commission Act*” or to a decision of the Commission and where such an application may or may not be approved by the Regional District.

## 11.0 ENVIRONMENT AND NATURAL AREAS



### 11.1 ENVIRONMENT AND NATURAL AREA OBJECTIVES

#### ENVIRONMENTAL VALUES AND HABITATS

Electoral Area “B” and “C” contain a rich source of wildlife due to the diverse landscape and ecosystem structure. This aspect of the local wilderness can sometimes cause conflicts. The increasing popularity of this region for relocation has required settlement expansion and development. This pressure has unfortunately contributed to the degradation and often the loss of habitat for some of our native flora and fauna as well as increasing the susceptibility of the land to invasive species. The Vernon Forest District contains a number of rare, endangered or threatened species as well as rare plant associations which are found in either the Ponderosa Pine Bunchgrass zone or the Interior Douglas fir zone. This data suggests that the local environment in the North Okanagan is in a fragile state and should be carefully considered in the planning and decision-making process to ensure its beauty and biodiversity are maintained.

The Province of British Columbia has introduced legislation that requires local governments and Regional Districts, to protect streams and their associated riparian areas. Refer to Section 16.2 for the Riparian Area Development Permit Area Guidelines.

#### SENSITIVE ECOSYSTEM INVENTORIES

In recent years, the Regional District, Alan Brookes Nature Centre, provincial, and federal agencies have conducted inventories of rare ecosystems in Vernon and Electoral Areas “B” and “C”, in part to determine the range of rare and endangered species and to manage for the health of these populations. There has been habitat loss from urban settlement and uses, agriculture, forestry, and the introduction of plants and animals not native to the Okanagan.

The Vernon Commonage, Bella Vista – Goose Lake Range and Coldstream-Vernon Sensitive Ecosystem Inventories (SEI) are intended to provide a summary overview of rare and fragile ecosystems within Vernon and Electoral Areas “B” and “C”. The SEI information is derived from aerial photography, biogeoclimatic data and supported by selective field checking of the data. SEI is a tool that provides scientific information for policy development that supports the efforts of local government and other organizations that work toward the protection of rare and unique ecosystems and maintain biodiversity. This information provides a useful basis for private land stewardship and land use planning, forming the basis for Development Permit Areas.

The provincial and federal governments have a number of guidelines and Best Management Practices documents that may be considered to supplement the Regional District’s environmental policies. They include:



- Land Development Guidelines for the Protection of Aquatic Habitats;
- Stream Stewardship: A Guide for Planners and Developers; and,
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia.

## **BIODIVERSITY CONSERVATION STRATEGY**

The Okanagan Collaborative Conservation Program (OCCP) is in the process of developing a Regional Biodiversity Conservation Strategy (BCS) for the Central and North Okanagan. The strategy will facilitate an assessment of biodiversity in the region and will be integrated with the South Okanagan Biodiversity Strategy that is being coordinated by the South Okanagan Similkameen Conservation Program.

The North and Central Okanagan biodiversity mapping component of the BCS is a Phase I milestone and was completed in late 2012 by Caslys Consulting, resulting in the following maps:

- North and Central Okanagan Conservation Ranking Map
- North and Central Okanagan Habitat Connectivity Map
- North and Central Okanagan Management Class Map
- North and Central Relative Biodiversity Map

The mapping initiative identified potential areas of high biodiversity within the North and Central Okanagan. The purpose of the project was to identify potential biodiversity 'hot spots' and create an overview to guide conservation efforts and assist agencies, stewardship groups and local governments in integrating biodiversity considerations into policy development, land management and stewardship activities. The maps categorized the region's habitats into a five point scale of relative biodiversity, from very low to very high. These maps have established the relative importance of habitat types to relative biodiversity and identified larger habitat areas and the connectivity between them.

These maps can assist in the development of tools to guide securing of priority environmentally sensitive lands through various mechanisms and improve land management practices through the inclusion of biodiversity conservation considerations. The regional mapping, although a useful regionally scaled tool, requires ground-truthing at a site specific level.

Areas of greatest conservation concern that were identified through this mapping process continue to be wetlands, valley bottoms, grasslands, stream corridors and steep slopes. Phase II of the Project would result in the Biodiversity Conservation Strategy guidance document, including recommended policies and strategies for consideration by each local government, with consideration of community context and the priorities of local government. It is anticipated that the guidance document will be complete in Spring 2014.

## **11.2 PROTECTED & NATURAL AREAS**

Swan Lake Wildlife Management Area:

The Province of British Columbia has been considering the feasibility of establishing Swan Lake as a 'Wildlife Management Area' for numerous years. A Swan Lake wildlife reserve was first proposed in 1922 to protect important wetland habitats that are recognized as regionally significant waterfowl staging and breeding areas. Over 200 different bird species have been



identified as using Swan Lake at various times of the year. Planning commenced on a management plan in the early 1990's and some consultation with property owners around Swan Lake has been done but there has been no substantive advancement on this initiative in recent years. RDNO staff have discussed the possibility of protecting Swan Lake with the Ministry of Forests Lands and Natural Resource Operations and the Ministry has indicated that the establishment of the Swan Lake Wildlife Management Area is a priority for 2013 -2014.

## NATURAL AREA POLICIES

- 11.2.1 Land within the Environmentally Sensitive Land Development Permit Areas as designated on Schedule 'C' shall not be altered or developed, or subdivision approval granted, unless a Development Permit is issued in accordance with the guidelines in this plan.
- 11.2.2 Continue to collaborate on the inventorying, mapping, and conservation of sensitive ecosystems with other levels of government, non-governmental organizations and adjacent municipalities.
- 11.2.3 All development within the Regional District shall be undertaken in compliance with the provincial *Riparian Areas Regulation*.
- 11.2.4 Wetlands must remain free of development.
- 11.2.5 The Regional District supports additional groundwater mapping and monitoring that will assist in planning within neighbourhoods that experience potable water quality or quantity challenges.
- 11.2.6 Encourage the voluntary protection of natural features.
- 11.2.7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
  - a. Donation of areas to the Regional District or provincial government;
  - b. Donation of areas to a Land Trust or conservation organization;
  - c. Creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
  - d. Establishment of statutory right of ways under the *Land Title Act* for affected areas;
  - e. Establishment of long-term leases for sensitive areas;
  - f. Land stewardship and participation in conservation initiatives by the private landowner;
  - g. Consideration of alternative development standards, such as clustering.
- 11.2.8 Areas with a high capability rating as wildlife habitat should remain in as large a parcel as possible to protect these habitat areas.
- 11.2.9 Areas with a high capability rating as waterfowl habitat should be protected by retaining the foreshore in its natural state.



11.2.10 The Regional District supports and will encourage and participate in new planning initiatives by the Province of British Columbia to consider the possible designation of Swan Lake as a 'Wildlife Management Area'.

11.2.11 The following locations within the Plan area are considered as *Natural Areas* as identified in the "Greater Vernon Natural Areas and Features Inventory" (Greater Vernon Parks and Recreation District, 1993) and the Regional District considers that these areas are environmentally sensitive to development and the Regional District will have due regard for the significance of these locations when reviewing a land development proposal in their general vicinity:

- a. Pottery Road Ravines;
- b. Black Rock;
- c. East Vernon Road Wetland (seepage) near BX Ranch;
- d. portions of Bate and Brookside Creeks above Dixon Dam Road;
- e. Wildwood Gully upslope from Hitchcock Road;
- f. Abbott Creek Woodlands from Rogers Road eastward;
- g. Cools Pond;
- h. Herry Road Ravine east of Pleasant Valley Road;
- i. Rose's Pond;
- j. Commonage Grasslands; particularly the slopes overlooking the west shore of Kalamalka Lake;
- k. Thompson Lake; and
- l. all wetlands not covered by Riparian Areas Regulation.

11.2.12 Additional *Natural Areas* may be identified from time to time as new information becomes available.

### 11.3 STEEP SLOPES

Hillsides are important, visually dominant features in Electoral Areas "B" and "C", especially within the BX, Commonage and Westside. Hillside locations can be subject to hazards and adverse impacts from land clearing, alteration, subdivision, construction and road building. It is important that future subdivision or proposed major changes in the topography of steep slopes be undertaken sensitively, in consideration of environmental and visual impact, slope stability and natural hazards. Development on hillsides should also consider the potential impact on neighbouring properties.

Hillside development is more difficult to construct on and can have more prominent environmental, physical and visual impacts than on flatter areas. All these factors mean that hillside development must be carefully designed and sensitive to its location.

### STEEP SLOPE POLICIES

11.3.1 Development on slopes greater than 30% carry inherent geotechnical risks, access and safety concerns and therefore it is recommended that if possible development is accommodated elsewhere on the site and steep slopes are encouraged to be left as natural or open spaces.





11.3.2 The Regional District may require a geotechnical site evaluation for development on steep slopes. The assessment should take into consideration site design as it relates to substrates, natural contours, natural gradients and ensure site stability for the subject and neighbouring properties. The recommendations of this evaluation may be required to be incorporated into a Section 219 Restrictive Covenant.

## 11.4 CLIMATE CHANGE

Climate Change is a global, national, regional, and local challenge. The BC Ministry of Environment has recorded climate data for the last 50-100 years. This historic data suggests that many parts of the province are already starting to experience some of the impacts of climate change. A detailed climate change assessment was recently completed in the Okanagan basin (van der Gulik et al. 2010). The results indicated that impacts will largely be driven by increases in average annual temperature and changes in precipitation patterns (timing and rain verses snow). Associated impacts of local climate change include:

- increased atmospheric evaporative demand;
- altered vegetation composition affecting evaporation and interception;
- increased stream and lake temperatures;
- increased frequency/magnitude of storm events and disturbances;
- decreased snow accumulation and accelerated melt;
- altered timing and magnitude of stream flow (peak flows, low flows).

How species adapt to climate change will depend on the level of impact on their habitats and the range of conditions they can tolerate. It is anticipated that as a result of Climate Change impacts on species' habitat and the range and extent of ecosystems will be altered.

The Regional District will need to take an adaptive approach to the impacts of climate change and must continue to work with other levels of government, non governmental organizations and the general public on reducing the impacts human activities have on Greenhouse Gas emissions.

## GENERAL CLIMATE CHANGE POLICIES

11.4.1 Incorporate mitigation measures that address climate change impacts when reviewing new development applications or undertaking long-term planning projects and initiatives.

11.4.2 Engage the community by raising awareness regarding climate change through the promotion of community wide emission reductions and carbon neutral initiatives.

11.4.3 Work with local and senior governments and other stakeholders to monitor the impacts of climate change on groundwater and surface water sources to ensure a sustainable water balance for environmental and human requirements.

11.4.4 Collaborate with the appropriate agencies and senior levels of government in identifying and mitigating potential climate change impacts that may result in hazardous conditions, including changes in wildfire risks and floodplain areas.



## 11.5 GREENHOUSE GASES

In 2008, the Provincial government enacted the Local Government (Green Communities) Statutes Amendment Act (Bill 27). This statute requires local governments in the Province to include policies in OCPs for Greenhouse Gas (GHG) emission reduction targets, to set a target reduction, and to specify initiatives that local governments can take, or encourage community stakeholders to take, to achieve the GHG emission reductions. Attached as **Appendix 1** are the actions and measures identified in order to ensure Electoral Areas “B” and “C” achieve their Greenhouse gas reduction targets by 2020. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation.

Managing community energy use and emissions has many benefits including:

- Reduced energy costs – energy costs can be substantially reduced by being more energy efficient;
- Reduced vulnerability to energy markets - reducing the dependence on fossil fuels helps to decrease the vulnerability to fluctuating energy supply and pricing;
- Reduced impacts to climate change - managing carbon emissions helps to minimize impacts on the global ecosystem;
- Job creation and business opportunities – promoting a green economy (clean technologies, renewable energies, water services, green transportation, waste management, green buildings and sustainable agriculture and forests ) can open up new job and business opportunities; and
- More sustainable communities – the activities that support energy conservation are aligned with other sustainable community objectives such as building compact, complete communities, more efficient infrastructure, walkable neighbourhoods, and protection of farmland and natural areas.

### ENERGY AND GREENHOUSE GAS EMISSIONS POLICIES

- 11.5.1 Reduce Electoral Area “B” greenhouse gas emissions by 20% from 2007 levels by 2020 and reduce Electoral Area “C” greenhouse gas emissions by 10% from 2007 levels by 2020. These greenhouse gas targets are reflective of the rural and agricultural character of Electoral Areas “B” and “C”.
- 11.5.2 Raise awareness respecting climate change and GHG emission reduction initiatives through leadership and Regional District sustainability programs.
- 11.5.3 Continue to pursue opportunities to reduce greenhouse gas emissions in Regional District operations.
- 11.5.4 Encourage the development of more compact and complete communities through supporting the concentration of density, services, and major community amenities within the City of Vernon and supporting the Rural Protection Boundary.



- 11.5.5 Encourage, support and enable the private development of green buildings, subject to development control and building regulation, with features that may include but are not limited to:
- a. Sustainable landscaping;
  - b. Building retention and re-use;
  - c. Passive solar building systems;
  - d. Energy efficient technology;
  - e. On-site renewable energy systems; and
  - f. Efficient plumbing fixtures and systems.
- 11.5.6 Continue to support improvements to alternative and active transportation amenities, including additional biking and walking pathways within the Regional District.
- 11.5.7 Explore options for encouraging hybrid and or electric vehicles.
- 11.5.8 Encourage provincial and federal government efforts to:
- a. create more energy efficient buildings (e.g. Greening of the BC Building Code);
  - b. provide homeowners and developers energy efficiency incentives; and
  - c. increase the use of alternative energy sources;
    - i. Work with and or partner with other agencies, stakeholders, and the community to achieve emission reduction targets and energy conservation goals by:
      - a. increased public transportation service within densely populated areas where transit can be supported;
      - b. reduction and diversion of waste from landfills;
      - c. maximizing value from agricultural wastes;
      - d. the protection and restoration of natural areas, hillsides and forested areas; and
      - e. the protection of riparian areas and sensitive habitats.

## 12.0 COMMUNITY RECREATIONAL USES, PARKS AND HERITAGE SITES



### 12.1 COMMUNITY PARKS & TRAILS OBJECTIVES

The Greater Vernon Parks and Recreation Master Plan, the Sub-Regional Parks and Recreational Service and the Ribbons of Green Trails Plan 2013-2033 provide guidance for the ongoing development of recreational facilities and services in Electoral Areas “B” and “C”. Most recreational facilities in the Electoral Areas are open space parks and trails which are most suitable for unorganized individual contemplative excursions into the natural environment.

### PARKS & TRAIL POLICIES

12.1.1 The Regional District will consider park, recreation and cultural servicing arrangements that provide opportunities for regional and sub-regional collaboration that benefits the residents of Electoral Areas “B” and “C”.

### PARKS POLICIES

12.1.2 Existing park lands are designated as *Parks* on Schedule “B” and uses are restricted to park and civic uses as outlined in the “Zoning Bylaw”.

12.1.3 The Regional District recognizes the need to develop new parks in the Plan area as outlined in the “Greater Vernon Parks and Recreation Master Plan” with particular reference to:

- future playgrounds in the Cools Road, Pottery Road and upper East Vernon Road area (BX Ranch Park); and
- a neighbourhood park in the lower L & A Road area when the local population demand has increased.

12.1.4 Land for new parks should have sufficient frontage on a local street.

12.1.5 Electoral Areas “B” & “C” are supportive of the potential acquisition of a Sub-Regional park at the BX Ranchlands (166 acres). This potential acquisition could satisfy any future Sub-Regional park needs and would be carried out in consultation with the ALC.

12.1.6 It is the opinion of the Regional District that the idle crown lands in the Commonage within the Plan area should be considered in the long-term as natural areas or parkland to preserve the inherent environmental attributes.



12.1.7 If an area is removed from the Agricultural Land Reserve for purposes of new development, the Regional District will re-evaluate the need for parks in this new development area.

## TRAILS POLICIES

12.1.8 When considering a development application for any land adjacent to crown land, the Regional District will have consideration for the provision of public trails through the subject parcel to the crown land.

12.1.9 A recreational trail may pass through, or be located adjacent to, the ALR. Where a recreational trail lies within the ALR, the Regional District will submit an application to the ALC and consult with affected farmers and property owners to ensure that trail access, trespass, signage and waste management do not negatively affect farmland or farm operations. The Ministry of Agriculture publication "Guide to Using and Developing Trails in Farm and Ranch Areas" will provide the basis to mitigate the potential negative impacts of trail development use on the ALR.

12.1.10 The Regional District supports the expansion of the BX Trail as outlined in Schedule 'E'.

12.1.11 Electoral Areas "B" & "C" are supportive of the expansion of the Grey Canal Trail as outlined in Schedule 'F'.

12.1.12 The Regional District recognizes the need to develop local trails within Electoral Areas "B" & "C" to enhance the connectivity between Sub-Regional trails, any future Sub-Regional parks and local park space. Relevant trails are outlined in the *Ribbons of Green Trails Plan 2013-2033 (Schedule G)* with the exception of a trail linkage which should be considered between the Foothills Neighbourhood and Cools Pond.

12.1.13 The Regional District recognizes the need to develop priorities and an implementation strategy for the acquisition and development of new trails in the Electoral Areas; however, it is also recognized that when opportunities arise for the acquisition of a new trail segment as identified in the *"Ribbons of Green Trail Plan 2013-2033"* then prompt action is often necessary despite the priorities in the implementation strategy.

12.1.14 The Regional District considers that all road rights-of-way that have been dedicated have the potential to be integrated into the Ribbons of Green trail network and as such, the Regional District does not generally support the closure of these rights-of-way.

12.1.15 The Regional District encourages and will carefully consider any proposal from local groups to develop new trails in the Rural Vernon area as outlined in the *Ribbons of Green Trails Plan 2013-2033* and *Boss Creek Parkland Transfer Agreement (Schedule G)*.

12.1.16 Electoral Areas "B" & "C" may wish to implement a future Parks Master Plan study based on future priorities.

12.1.17 Electoral Areas "B" & "C" may wish to review their DCC Parks levy to fund future park land acquisitions.



## 12.2 HERITAGE SITE POLICIES

12.2.1 The Regional District recognizes:

- a. that heritage properties should be conserved as resources with value for present and future generations.
- b. that heritage and cultural values should be identified, celebrated, and retained through community engagement.

12.2.2 The Regional District will review any request from a property owner seeking a heritage designation on their property pursuant to the provisions of the *"Local Government Act"* and where the property owner has indicated that compensation will not be required.

12.2.3 When the Regional District is informed that an alteration is being proposed for a heritage site as identified in the *"Greater Vernon Heritage Resource Inventory"*, the Building Permit Application will be referred to the Advisory Planning Commission for comments and in this regard, the Commission may consult with other groups or individuals in preparation of their comments.



## 13.0 INSTITUTIONAL USES, UTILITIES AND PUBLIC FACILITIES



### 13.1 INSTITUTIONAL USES

Utility, assembly and civic uses shall be allowed in all locations in Electoral Areas “B” and “C” except as restricted by the “Zoning Bylaw” or by the “Agricultural Land Commission Act”.

### 13.2 PUBLIC FACILITIES

The location of existing schools are shown on Schedule ‘B’ and these sites are designated as school in this Official Community Plan.

### 13.3 UTILITIES

#### WATER SUPPLY POLICIES

- 13.3.1 Residential developments within the growth area as defined by the *Regional Growth Strategy Bylaw 2500, 2011* shall require connection to a community water system.
- 13.3.2 In recognition of the local agricultural industry, the Regional District currently supports a local policy whereby agricultural irrigation rates are competitive with irrigation rates in other water districts in the Okanagan Valley and volumes equal to present irrigation usage.
- 13.3.3 The Regional District will work with any community group that is interested in establishing a new community water system.
- 13.3.4 In the consideration of a new community water system for the Keddleston area, the Regional District does not support the establishment of a new water supply service for this area as a catalyst for subdivision and development except to the densities and permitted uses as identified in this Plan.
- 13.3.5 Because of the importance of water supplies for new development and the uncertainty about water supply for some areas of the Regional District, assurance about water supply may need to be provided with a rezoning application or an application to amend this Plan and as appropriate, hydrogeological studies should be undertaken to determine impacts, if any, on existing wells in the neighbourhood and the local aquifer.





## SEWAGE COLLECTION AND DISPOSAL POLICIES

- 13.3.6 Residential developments within the growth area as defined by the *Regional Growth Strategy Bylaw 2500, 2011* shall require connection to a community sewer system. The Regional District supports the exploration of partnership opportunities and creative approaches to the provision of sanitary sewer services to the growth areas and future growth areas in Electoral Areas “B” & “C” as defined within the *Regional Growth Strategy Bylaw 2500, 2011*.
- 13.3.7 The Regional District supports the provision of sewer services for health and environmental purposes specifically in *Residential* and *Commercial* areas where on-site sewage disposal is problematic.
- 13.3.8 With community support, the Regional District may consider the creation of liquid waste management plans for areas of historic small lot residential, seasonal and commercial developments where sewer service provision is a challenge.
- 13.3.9 Where a request for municipal sewer system connection / extension is received by the Regional District, the Board of Directors will evaluate each request on its own merits.
- 13.3.10 Where an applicant for development or an existing community wishes to connect to a community sewer system and the municipality has indicated that direct connection to their system is not possible, the Regional District will consider:
- a. the establishment of a local service area for that development with effluent disposal to ground or other approved method depending on local conditions;

and where a connection is made to a municipal sewer system, the Regional District will consider a contract with the municipality for all or some of the operational and administrative services that coincide with the local service area.

## 14.0 QUALITY OF LIFE & COMMUNITY SAFETY

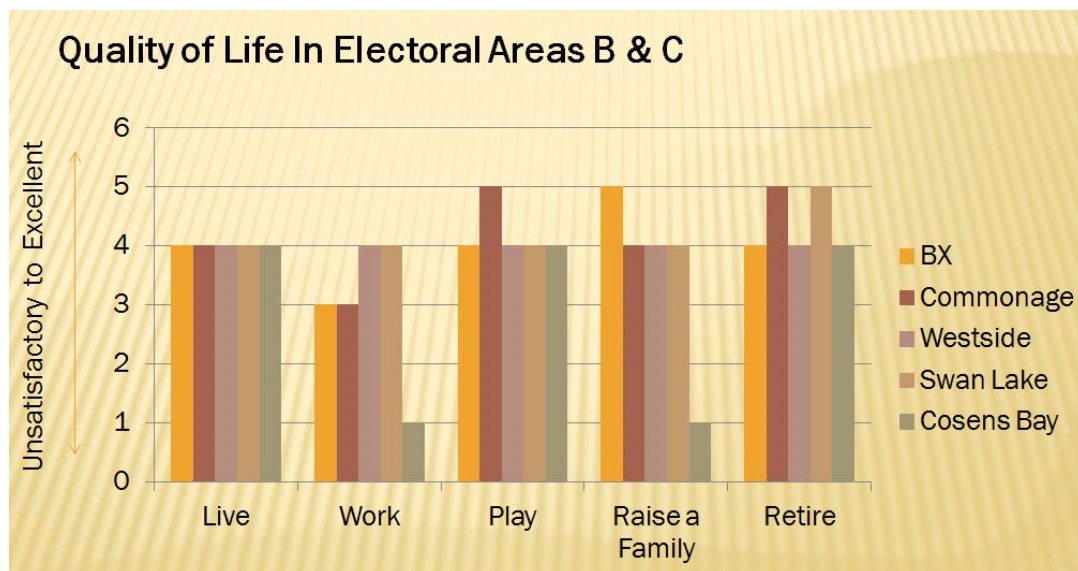


### 14.1 QUALITY OF LIFE & COMMUNITY SAFETY OBJECTIVES

A healthy community provides for both the physical and social infrastructures necessary to achieve a high quality of life. While physical features such as parks and trails can encourage people to make healthier choices, community well-being relies on strong social networks. Community associations, block watch groups and local social services & partnerships all aid in peoples ability to meet their basic needs, support each other and reach their full potential.

Residents of the North Okanagan report a high quality of life, on average. They are happy to live, raise a family, and retire in the region, and enjoy the outdoor recreation opportunities that the area has to offer. Similarly, the results of the initial survey administered in this planning process indicate that overall, residents of Electoral Areas “B” and “C” rate the quality of life as good to excellent in the areas of “live”, “work”, “play”, “Raise a Family” and “Retire”. The area of “Work” did not rate as high. (The rating scale was evaluated as Poor = 1 to Excellent = 5).

**Figure 6. Quality of Life Electoral Areas “B” and “C”**



The following policies are intended to ensure area residents continue to enjoy a high quality of life. The Regional District recognizes that as the population of the area increases there will be additional demands placed on the area’s resources and there may be a need for the Regional District to become more involved in the protection of existing amenities and meeting the new demands of a changing community.



## COMMUNITY ACCESSIBILITY AND INCLUSION POLICIES

- 14.1.1 Support opportunities for balanced, active and diverse lifestyles where housing, public services and amenities are affordable, accessible and inclusive.
- 14.1.2 Encourage land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.
- 14.1.3 Consider establishing a region-wide committee to provide feedback and direction to elected officials and staff on aging and disability issues. This feedback may include facilitating the preparation of an age-friendly assessment of the community to discover what is working around accessibility and inclusion and what needs improvement.

## SENIORS AND SPECIAL NEEDS POLICIES

- 14.1.4 The essential role of pioneers, founding families, elders and other seniors in the settlement of this area is gratefully acknowledged. It is important that their changing housing needs and requirements for support services be recognized and addressed within the community.
- 14.1.5 Support local strategies and partnerships to deliver seniors' care, assisted living services and residential based services for persons with special needs.
- 14.1.6 Access for persons with special needs should be considered in the design of public buildings and transportation facilities (including trails).
- 14.1.7 Support local initiatives to become more involved in the Age-Friendly Communities Program. Improved communications (high speed internet and broader cell phone coverage) are essential for a successful age-friendly community, supporting all age groups with such services as: home occupations; and services for seniors choosing to age in place.
- 14.1.8 When reviewing new development applications, the Regional District will apply an age-friendly lens to the review process to support a local population that hopes to age in place. While many of the health and support services needed by seniors are outside the jurisdiction of the Regional District the community can benefit from a greater awareness of age-friendly features and barriers.

## COMMUNITY ENGAGEMENT POLICIES

- 14.1.9 The Regional District encourages community engagement and will:
  - a. Seek out and facilitate the involvement of those potentially affected by or interested in a decision;
  - b. Seek input from participants in designing how they participate;
  - c. Provide opportunities for those who are affected by a decision to be involved in the decision-making process;
  - d. Provide participants with the information they need to participate in a meaningful way;



- e. Promote sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision-makers;
  - f. Provide opportunities for the public's contribution to influence the decision; and
  - g. Communicate the outcome of public engagement.
- 14.1.10 Support community participation in planning processes and encourage community engagement in a variety of volunteer organizations including the Advisory Planning Committee.

## **ARTS AND CULTURE POLICIES**

- 14.1.11 Electoral Areas "B" and "C" are home to a vibrant cultural community which contributes to the character of the area. This character can attract those seeking an alternative lifestyle, such as artists, entrepreneurs, young families and retirees. Acknowledging this as an asset to the ongoing cultural life of the community and as an important part of the areas economic development is essential.
- 14.1.12 Preserve arts and cultural resources as they are integral to a vibrant community.
- 14.1.13 Recognize that the development of new cultural facilities, services and programs contribute to community livability and desirability and to a diversified economy.
- 14.1.14 Encourage and support local art and cultural organizations and foster new opportunities for learning, participation in and appreciation of arts, culture and heritage for all residents of Areas "B" and "C".
- 14.1.15 Encourage the use of community halls, spaces and venues for public participation, education and enjoyment of culture.
- 14.1.16 Encourage the development and promotion of cultural activities that generate valuable economic and social benefits through the employment of cultural workers, fostering new cultural based business, and tourism.
- 14.1.17 Encourage the development and promotion of cultural activities and facilities which contribute to the social, emotional and physical well being of residents of all ages and income levels.
- 14.1.18 Encourage and support cultural activities that promote the growth and development of community spirit and identity (e.g. BX Days).

## **COMMUNITY HEALTH POLICIES**

- 14.1.19 Recognize the importance of open spaces, parks, cultural and artistic events and recreational opportunities in enhancing the quality of life and health of residents.



## **COMMUNITY SAFETY, POLICE AND FIRE PROTECTION POLICIES**

- 14.1.20 Continue to recognize the plan area as a rural area where residents acknowledge and accept that beyond the BX and Swan Lake neighbourhood's, fire protection services are not provided in the Westside, Commonage, or Cosens Bay areas. The Regional District will continue to provide emergency services throughout the plan area as part of a region-wide service delivery model.
- 14.1.21 Support and encourage the application of Fire Smart principles for existing and new development.
- 14.1.22 Continue to support and work closely with the RCMP and the Safe Communities Crime Prevention and Community Safety Coordinator. This may include the formation of additional citizen support groups such as Neighbourhood Watch through the Safe Communities Program, as a proactive step in the reduction of crime.
- 14.1.23 Collaborate with the Ministry of Forests Lands and Natural Resource Operations, the RCMP, Ministry of Environment, MoTI, community organizations, neighbours and other stakeholders to address issues related to personal safety and security in parks, and activities occurring on crown lands adjacent to Electoral Area "B" and "C" neighbourhoods.

## 15.0 TRANSPORTATION POLICIES



### 15.1 TRANSPORTATION OBJECTIVES

Highway 97 is the main highway corridor in the plan area. A network of secondary roads provides access to many of the settled areas within the Electoral Areas “B” and “C”. These roads were typically constructed to a rural standard to accommodate lower traffic volumes that are characterized by narrower travel lanes, ditches for storm water and they lack designated space for pedestrian or bicycle travel. Some of the local roads are in reasonable condition but many roads are minimally maintained and in certain areas surfaced with dirt or gravel.

It is important to note that all roadways within our Electoral Areas are planned, approved and maintained by the Ministry of Transportation and Infrastructure.

The Canadian National Railway branch line from Kelowna to Kamloops goes through part of the Community Plan area, as shown on Schedule ‘B’. This line is currently operating from Kamloops to Lumby, however; the section from Kelowna to Coldstream is no longer in operation. The Electoral Areas “B” and “C” OCP designates all rail corridors as transportation corridors in acknowledgement of past and current usage.

In 2007, the Province of British Columbia passed the Climate Action Charter which commits all communities in the province to significantly reduce their greenhouse gas emissions by 2012. Reducing personal vehicle traffic through alternative forms of transportation is one of the key ways to meet this goal; however, it is difficult to implement these types of “urban” conservation strategies where there is a dispersed settlement pattern and limited public transit. The Regional District will continue to work with the Ministry of Transportation to encourage and accommodate for alternative modes of transportation within existing and future roadway networks.

### TRANSPORTATION POLICIES

15.1.1 New roads and major improvements to existing roads should be located so as to provide minimum disruption to agricultural users of these roads and adjoining farming operations.

15.1.2 Access via roads within Electoral Areas “B” & “C” to service development proposed within an adjacent jurisdiction is not supported in advance of access being provided from within the adjacent jurisdiction.





- 15.1.3 The function of Highways #6 and #97 as Provincial Highways serving inter-regional travel will be maintained with the designation of sufficient right-of-way width; by controlling access points; and by ensuring that development of adjacent land does not adversely affect the function of the highway.
- 15.1.4 Some Major Roads are recognized in the Plan area where the minimum right-of-way is established at 25 meters where direct access will be limited and extra building setbacks will be provided in the "Zoning Bylaw". The existing Major Roads in the Plan area are as follows:
- a. Commonage Road
  - b. Bailey Road
  - c. Old Kamloops Road
  - d. Pleasant Valley Road
  - e. Silver Star Road
  - f. L & A Road from Silver Star Road to Baker Hogg Road
  - g. Francis Street to 39<sup>th</sup> Avenue
  - h. Pottery Road
  - i. 15<sup>th</sup> Street
  - j. Sarsons Road
- 15.1.5 Where the Regional District is involved in planning for future roads and subdivisions or plans for improvements to existing roads, consideration will be given to the needs of public transit, school buses, pedestrian walkways and bicycle routes.
- 15.1.6 Where appropriate access to crown lands, lakes and watercourses should be provided when approving new subdivisions or rezoning land.
- 15.1.7 The Regional District requests the Ministry of Transportation and Infrastructure (MoTI) approving officer consider the needs of pedestrians and cyclists when approving subdivisions, the creation of new roads or upgrading existing roads. New road designs should accommodate for alternative transportation options with the addition of wider shoulders for pedestrian travel or a wider paved travel surface that can become a designated bicycle route.
- 15.1.8 The Regional District requests the Ministry of Transportation and Infrastructure (MoTI) approving officer participate in the acquisition and or dedication of linear trail corridors as outlined in Schedule G of this plan during subdivision approvals and or the creation of new roads and upgrading of existing roads.
- 15.1.9 The existing railways through the Plan area are hereby designated in this Plan for transportation uses only including a railway or other forms of public transportation; and it is policy of the Regional District that it is in the public interest to maintain these transportation routes as "transportation corridors" for the long-term and future amalgamation with these lands to adjacent property owners is not supported.



## 16.0 DEVELOPMENT PERMIT AREAS



### 16.1 GENERAL

Section 919 of the *Local Government Act* states that an Official Community Plan may designate Development Permit Areas for one or more of the following purposes: for the protection of the natural environment, protection of development from hazardous conditions, and/or to regulate the form and character of commercial, industrial, or multi-family residential development.

There are 5 types of Development Permit Areas within the Community Plan area where development permits are required:

- Riparian Development Permit Area;
- Environmentally Sensitive Lands Development Permit Area;
- Steep Slopes Development Permit Area;
- Wildfire Interface Development Permit Area; and
- Commercial, Industrial and Comprehensive Development Permit Area

16.1.1 Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such areas.

16.1.2 Where new information is received concerning areas that may be hazardous or where protection of the natural environment is justified, the Regional District will consider designation of these areas within a Development Permit Area.

### 16.2 RIPARIAN DEVELOPMENT PERMIT AREA

#### Designation

16.2.1 The Riparian Development Permit Area (RDPA) is designated under Section 919.1(1)(a) of the *Local Government Act*. The primary objective of the Riparian Development Permit Area designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes.

16.2.2 Unless a Development Permit exemption applies, development on lands within the “Riparian Assessment Area” (as defined in section 16.2.4) will require a Riparian Development Permit prior to any of the following activities:



- a. Issuance of a Building permit;
- b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*; and
- c. Land alteration

**Area**

~~16.2.3 The Regional District considers that Swan Lake, Goose Lake and Kalamalka Lake and all other watercourses are within the Riparian Development Permit Area.~~

~~16.2.4 The RDPA is consistent with the Riparian Assessment Area (Figure 7), as is defined under the Provincial Riparian Areas Regulation (RAR) as:~~

- ~~a. For a stream, the 30 meter strip on both sides of the stream measured from the high water mark,~~
- ~~b. For a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank (e.g. BX Creek); and~~
- ~~c. For a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.~~

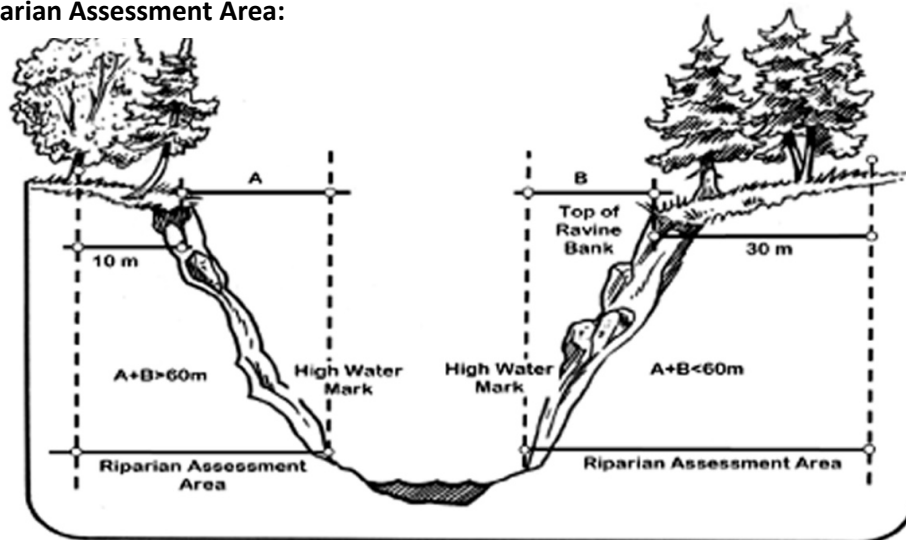
~~High water mark is defined under RAR as the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.~~

~~Stream is defined under RAR as any of the following that provides fish habitat:~~

- ~~a. a watercourse, whether it usually contains water or not;~~
- ~~b. a pond, lake, river, creek or brook;~~
- ~~c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).~~

~~Ravine is defined under the RAR as a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.~~

Figure 7: Riparian Assessment Area:



Source: British Columbia Ministry of Water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

### Development Permit Submission Requirements

16.2.5 Riparian Development Permit Area Applications should include a detailed site plan that indicates:

- a. location of existing and proposed buildings and structures in relation to any sensitive area, watercourse, pond or lake on, or adjacent to the subject property and;
- b. location of existing and proposed driveways, parking areas and other impervious surface areas and how the storm water run-off will be managed, and;
- c. location of existing and proposed vehicular routes that cross watercourses, including details on culverts and bridges, or stream crossings;
- d. details on existing and proposed streamside vegetation;
- e. stormwater management systems and sediment control plans that will protect water quality and quantity;
- f. details on the proposed method of sewage disposal; and
- g. an assessment by a Qualified Environmental Professional (QEP) must be carried out in accordance with the Riparian Areas Regulation. The Regional District of North Okanagan requires notification from the Province that a Riparian Areas assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Areas Regulation.



## Guidelines

16.2.6 Upon reviewing a Riparian Development Permit application the following guidelines will be considered:

- a. land within an identified Streamside Protection & Enhancement Area (SPEA) as determined by a QEP should be kept free of development with the exceptions of fencing, works and plantings to control erosion, protect banks, protect fisheries or otherwise preserve and enhance the natural water course and associated habitats;
- b. where appropriate, fencing of sensitive habitat to protect fish bearing watercourses from livestock or the public may be required as a condition of development approval;
- c. a Restrictive Covenant to ensure long term protection of vegetation along a natural watercourse, pond or lake may be required so that it will be maintained to provide shade for the water surface, bank stability, and wildlife or waterfowl habitat sufficient for species which frequent the area;
- d. a means of sewage disposal that does not discharge into a water body or watercourse shall be installed for all developments.
- e. where an on site sewage disposal system is proposed within the Development Permit Area, the Regional District will require that the sewage disposal works be designed by a wastewater practitioner with consideration of the protection, by Covenant, of a separate back up sewage drainfield area. Based upon the scale of development, proposed site alteration, topography, site coverage and extent of non permeable paving, the Regional District, may require a stormwater and surface drainage system be designed by an engineer; and Notwithstanding these engineering requirements, the Regional District may also request an independent appraisal of the subsurface soil conditions to review the suitability of the site to absorb effluent;
- f. for Commercial Zones the applicant must provide evidence that the filings required by the Sewerage System Regulation under the *Public Health Act* have been made, or that a holding tank permit has been issued under the Regulation and the proposed holding tank complies with Regional District of North Okanagan Holding Tank Sewage Disposal Bylaw No. 671, 1985 and amendments thereto, or that sewage will be disposed of in accordance with the Municipal Sewage Regulations under the *Environmental Management Act*.
- g. where an on site sewage disposal system is proposed as part of a commercial development, a study of subsurface soil conditions may be required to be undertaken by a qualified professional to determine the suitability of the proposed system and septic tank, drainage and disposal fields or systems utilizing the irrigation of waste water shall be prohibited in areas containing unsuitable soil or groundwater which is subject to degradation;
- h. a storm water management system should be installed to control the quantity and quality of run-off from parking areas, internal roadways, and buildings, and these systems should be in accordance with recommendations of the QEP.
- i. commercial and industrial developments which entail the use of chemical products which could contaminate the natural environment shall provide means to control these products within an appropriate containment facility as approved by the authority having jurisdiction.



**Exemptions**

- ~~16.2.7-7 Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:~~
- ~~a. the construction, alteration, addition, repair, demolition and maintenance of farm buildings, farm fences and normal farm practices as they are subject to the Farm Practices Protection (Right to Farm) Act;~~
  - ~~b. reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint in accordance with provisions of the relevant section of the Local Government Act. Only if the existing footprint is expanded or moved and/or land or vegetation is disturbed would a Riparian Development Permit be required;~~
  - ~~c. a proposed subdivision where a Riparian Area assessment report has been completed; or where no modifications are proposed within the Riparian Assessment Area and a Section 219 covenant has been registered on the title of the property restricting development within the Riparian Assessment Area and it has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Riparian Area;~~
  - ~~d. clearing of land for cultivation, growing and harvesting of crops. However, the landowner should contact the appropriate agencies to ensure compliance with provincial and federal regulations;~~
  - ~~e. an area where the applicant can demonstrate that the guidelines of the Riparian Development Permit Area have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; or~~
  - ~~f. a letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the Riparian Areas Regulation; or~~
  - ~~g. Regional District of North Okanagan receives notification from the Ministry of Environment that an assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Area Regulations.~~

**16.3 ENVIRONMENTALLY SENSITIVE LANDS DEVELOPMENT PERMIT AREA**

**Designation**

~~16.3.1 The Environmentally Sensitive Lands Development Permit Area is designated in accordance with Section 919.1(1) (a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity. The primary objective of the Environmentally Sensitive Lands Development Permit Area designation is to regulate development activities in areas of High and Very High conservation value (Schedule 'C') to protect rare and fragile terrestrial ecosystems and habitat for endangered species or native rare vegetation or wildlife.~~



16.3.2 Unless a Development Permit exemption applies, development on lands of High or Very High conservation value, as identified in Schedule 'C', will require an Environmentally Sensitive Development Permit prior to any of the following activities:

- a. Issuance of a Building permit;
- b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*; and
- c. Land alteration

**Area**

~~Electoral Areas "B" and "C" contain a wide range of important natural features and habitats, including lakes, riparian areas, wetlands, grasslands, rocky outcrops, steeply sloped hillsides and mountain areas, major streams and forested lands. These diverse areas support extensive plant and wildlife species, and are highly valued natural features of the community. The environmental resources of the community are identified in "Biodiversity Conservation Analysis for the North and Central Okanagan Region" (Catalys Consulting, 2013). That study provides an assessment of environmentally sensitive areas and identifies lands that have a High and Very High conservation value, which forms the basis of the Environmentally Sensitive Lands Development Permit Area designations of the OCP. The general location of these habitats and sensitive areas is indicated on Schedule 'C' (Environmentally Sensitive Lands Development Permit Areas).~~

~~In addition the "Greater Vernon Natural Areas and Features Inventory" highlights specific features that require due regard for their significance when reviewing a land development proposal. These features are located in the general vicinity of:~~

- ~~a. Pottery Road Ravines~~
- ~~b. Black Rock~~
- ~~c. East Vernon Road Wetland (seepage) near BX Ranch~~
- ~~d. Portions of Bate and Brookside Creeks above Dixon Dam Road~~
- ~~e. Wildwood Gully upslope from Hitchcock Road~~
- ~~f. Abbott Creek Woodlands from Rogers Road eastward~~
- ~~g. Cools Pond~~
- ~~h. Herry Road Ravine east of Pleasant Valley Road~~
- ~~i. Rose's Pond~~
- ~~j. Commonage Grasslands; particularly the slopes overlooking the west shore of Kalamalka Lake; and~~
- ~~k. Thompson Lake.~~

~~These areas are subject to the guidelines for lands ranked as High and Very High as identified in Schedule 'C'.~~

16.3.3 The Planning Department will provide a copy of the conservation rank mapping as it relates to the applicants property. All development permit applications should use available sensitive ecosystems inventories and other sources as a general guide, but



site-specific field investigation may be required to determine the actual environmental values.

#### **Development Permit Submission Requirements**

- ~~16.3.4 Environmentally Sensitive Development Permit Area Applications should include a detailed site plan that indicates:~~
- ~~a. location of existing and proposed buildings and structures in relation to any sensitive areas on or adjacent to the subject property (e.g. watercourse, pond, lake, vegetation stands, endangered / rare ecosystems, plant communities and wildlife habitats) and;~~
  - ~~b. location of existing and proposed driveways, parking areas and other impervious surface areas; and~~
  - ~~c. stormwater management systems and sediment control plans that will protect water quality and quantity; and~~
  - ~~d. details on the proposed method of sewage disposal; and~~
  - ~~e. in areas of Very High conservation ranking, as identified on Schedule 'C', an assessment by a Qualified Environmental Professional (QEP) must be carried out in accordance with the Guidelines in Section 16.3.6.~~

#### **General Guidelines (High Conservation Ranking)**

- ~~16.3.5 Environmentally Sensitive Lands Development Permit applications should be considered in accordance with the following guidelines:~~
- ~~a. Development should be consistent with relevant provincial and federal legislation and regulations (Fisheries Act, Waste Management Act, and guidelines "Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia"; "Wetland Ways: Interim Guidelines for Wetland Protection and Conservation in British Columbia 2009"; and "Designing and Implementing Ecosystem Connectivity in the Okanagan").~~
  - ~~b. Site plans should minimize fragmentation of large forest or grassland patches through careful siting of roads, infrastructure and development.~~
  - ~~c. Developments and subdivisions should be designed to protect endangered, threatened, or vulnerable species and plant communities, including critical habitat such as a watercourse, pond, lake, vegetation stands, and wildlife habitats.~~
  - ~~d. Careful site planning should avoid disturbance of steep slopes, particularly those known to support sensitive plant or wildlife communities.~~
  - ~~e. In areas of High Conservation Ranking where the scope and scale of development or subdivision could have a significant impact (habitat destruction and or fragmentation) on the sensitive lands and features present, with an area of disturbance exceeding 500m<sup>2</sup>, an applicant may be required to supply an environmental impact assessment and/or habitat assessment, prepared by a Qualified Environmental Professional or person with similar qualifications and acting in their area of expertise, which inventories the existing environmentally sensitive feature(s) and assesses the environmental impact of the proposed development and~~





~~prescribes appropriate recommendations for construction, mitigation and protection of habitat.~~

### **Guidelines (Very High Conservation Ranking)**

~~16.3.6 In areas not covered by Sensitive Ecosystem Inventory mapping, including Cosens Bay and the Westside, the Relative Biodiversity Mapping will be used in addition to the Conservation Ranking mapping for properties that fall within the Very High category to determine if a QEP report is required for the proposed development. Properties where both the Conservation Ranking and Relative Biodiversity correspond with very high rankings the Very High Guidelines will apply. Where the Relative Biodiversity ranking does not correspond with the Conservation Ranking the General Guidelines for the High Conservation Ranking (section 16.3.5) will apply.~~

~~16.3.7 In addition to the above noted guidelines in Section 16.3.5 lands that fall within the Very High Environmentally Sensitive Lands Development Permit Area are required to supply an environmental impact assessment and/or habitat assessment, prepared by a Qualified Environmental Professional. The QEP's report shall consider the site-specific natural and environmentally sensitive features that support ecosystem function, natural geological processes, wildlife ecology, and unique ecosystems. These include, but are not limited to:~~

- ~~a. Vegetation, trees, snags, root systems and wetlands;~~
- ~~b. Rare, endangered and uncommon species and plant communities;~~
- ~~c. Bird and other wildlife and their habitats, such as nesting and breeding areas;~~
- ~~d. Maintenance of linkages with adjacent sensitive ecosystems to minimize fragmentation;~~
- ~~e. Wildlife habitat, including but not limited to wildlife breeding areas as well as nesting and perch trees;~~
- ~~f. Recommendation of an appropriate timing of construction to minimize disruption to ecological processes (e.g. periods of nesting and breeding); and,~~
- ~~g. Maintenance of linkages with adjacent sensitive ecosystems to minimize fragmentation.~~

~~16.3.8 As a condition of the issuance of a development permit, the applicant may be required to comply with any or all conditions recommended in the report prepared by a Qualified Environmental Professional or other qualified professional.~~

~~16.3.9 In order to ensure that no additional encroachment occurs into the development permit area at the time of construction, permanent or temporary fencing measures may be required at the recommendation of the Qualified Environmental Professional or other qualified professional.~~

~~16.3.10 The applicant may be required to supply a sediment and erosion plan, and or a stormwater drainage plan complete with recommendations for implementation, prepared by a registered professional engineer or person with similar qualifications at the recommendation of the QEP or other qualified professional.~~



~~16.3.11 Site design and development should be consistent with reports prepared in accordance with the guidelines of this and other DPAs. If development or alteration of land is proposed within the Development Permit Area, it shall be located where it will cause the least impact on environmentally sensitive features. Development shall only be supported in areas with environmentally sensitive features if the applicant can provide compelling reasons supported by a Qualified Environmental Professional's recommendation.~~

~~16.3.12 A Section 219 covenant, prepared at the applicant's expense and to the satisfaction of the Regional District, will be required to reflect the recommendations of the QEP report including specifying areas that must remain free from development and/or protecting an environmentally sensitive feature.~~

**Exemptions**

~~16.3.13 Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:~~

- ~~a. Development, upon submission to the Regional District of a written statement from a Qualified Environmental Professional confirming the absence of an environmentally sensitive ecosystem within the area that would be affected by the proposed work. The QEP must identify the methodology used which should be of the same or higher standard than that used in the development of the Conservation Ranking; or~~
- ~~b. Subdivision of land where minimum parcel sizes are met, and it has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Environmentally Sensitive Development Permit Area; or~~
- ~~c. Reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint in accordance with provisions of the relevant section of the Local Government Act; or~~
- ~~d. Alterations or repairs to existing roads, paths or driveways, provided there is no further disturbance of land or vegetation; or~~
- ~~e. Accessory residential or agricultural buildings with a total gross floor area of less than 55 m<sup>2</sup> and meeting the setbacks of the Zoning Bylaw; or~~
- ~~f. the construction, alteration, addition, repair, demolition and maintenance of farm buildings, farm fences and normal farm practices as they are subject to the Farm Practices Protection (Right to Farm) Act;~~

**16.4 WILDFIRE INTERFACE PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS**

**Designation**

~~16.4.1 The Wildfire Interface Development Permit Area is designated under Section 919.1(1)(b) of the Local Government Act. The primary objective of the Wildfire Interface Development Permit Area designation is to ensure that particular development and maintenance measures are implemented to protect persons and property from wildfire~~



hazard, and to ensure that property owners are aware of the wildfire hazard. It is also important that ecosystem values are addressed in wildfire mitigation activities and not overlooked during the assessment and implementation of works.

~~16.4.2 Unless a Development Permit exemption applies, development on lands, as identified in Schedule 'D', will require a Wildfire Interface Development Permit prior to any of the following activities:~~

- ~~a. Issuance of a Building permit; or~~
- ~~b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*.~~

**Area**

~~16.4.3 The Okanagan has a naturally dry climate and Electoral Area "B" and "C" fall within the community interface of large forested areas. Wildfire will be an ever-present threat and therefore the areas shown on Schedule 'D' are designated as a development permit area for the protection of development from wildfire hazard.~~

**Development Permit Submission Requirements and General Guidelines**

~~16.4.4 Development permit applications involving the construction of a building within the development permit area must include a site plan and building plan indicating compliance with the following guidelines, and it will be a condition of each development permit that the land be developed and maintained in accordance with the approved site plan and building plans:~~

- ~~a. The area of the development parcel within 10 meters of any building under construction should be kept free of flammable construction materials and debris.~~
- ~~b. The area of the development parcel within 10 meters of any building should be cleared and kept free of all fallen timber and other dead vegetation, and dead standing timber should be removed from that area.~~
- ~~c. Trees on the development parcel within 10 meters of any building should be limbed to a height of 2 meters above ground level.~~
- ~~d. Vegetation on the development parcel within 30 meters of any building should be thinned to reduce the overall tree crown cover to approximately 3 to 6 meters between crowns if the existing crown cover exceeds that amount.~~
- ~~e. Roof coverings on every building must have a Class C fire resistance classification, determined in accordance with the B.C. Building Code.~~
- ~~f. Developers of new subdivisions in wildfire interface areas should consider the integration of trails, roads and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.~~
- ~~g. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.~~
- ~~h. Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to fire fighters.~~



- i. ~~Eaves, attics, decks and openings under floors should be screened to prevent the accumulation of combustible material and to block the entry of burning embers (firebrands) that may be carried by the wind in advance of a wildfire.~~
- 16.4.5 ~~Prior to the approval of any subdivision that would create four or more new lots within the Wildfire Interface Development Permit Area, a report prepared by a Registered Professional Forester shall be required that assesses the proposed development, and~~
  - a. ~~Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Ecosystem Restoration Objectives and considers ecological values on the land or landscape specifically wildlife, soil conservation and riparian habitat;~~
  - b. ~~May recommend that a Section 219 Restrictive Covenant be registered under the Land Title Act against the title for the subject property for all areas determined by the Registered Professional Forester to be a risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Regional District of North Okanagan in the event that damage to property may occur as a result of a wildfire; or~~
  - c. ~~May conclude that the proposed development is not subject to significant wildfire hazard.~~
- 16.4.6 ~~Each development permit issued to authorize the construction of a building in the development permit area shall bear a notation indicating that additional information on the protection of development from wildfire hazard conditions is available in the "Home Owners Fire Smart Manual" provided by the Forest Protection Branch of the BC Forest Service.~~

**Exemptions**

- 16.4.7 ~~Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:~~
  - a. ~~Subdivisions of 3 lots or less;~~
  - b. ~~Accessory residential or agricultural buildings with a total gross floor area of less than 55 m<sup>2</sup>;~~
  - c. ~~Additions to dwellings that are less than 10% of the existing total gross floor area of the dwelling.~~

**16.5 COMMERCIAL, INDUSTRIAL AND COMPREHENSIVE DEVELOPMENT PERMIT AREA**

**Designation**

- 16.5.1 ~~The Commercial, Industrial and Comprehensive Development Permit Area is designated under Section 919.1(1)(f) of the Local Government Act as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial and comprehensive developments.~~



~~16.5.2 The Regional District has the objective of maintaining the attractive rural setting and visual quality within Electoral Areas and to ensure that the form and character of commercial and industrial developments are appropriately integrated into this rural setting and coordinated with existing developments in these areas.~~

~~16.5.3 Unless a Development Permit exemption applies, all development on lands zoned Commercial, Industrial or Comprehensive will require a Development Permit prior to any of the following activities:~~

- ~~a. Issuance of a Building permit; and~~
- ~~b. Subdivision as defined in the *Land Title Act* and *Strata Property Act*.~~

**Area**

~~16.5.4 All properties that are designated or become zoned for Commercial, Industrial and Comprehensive uses will require a Development Permit for form and character.~~

**Development Permit Submission Requirements**

~~16.5.5 Commercial, Industrial and Comprehensive Development Permit Area Applications should include the following information:~~

- ~~a. Site plan outlining the:
 
  - ~~i. Siting of buildings;~~
  - ~~ii. Location of parking areas;~~
  - ~~iii. Fencing, outside lighting, proposed signage~~
  - ~~iv. Proposed location of the septic disposal area; and~~
  - ~~v. Landscape plan (identifying plant & tree species and ground cover) indicating how the landscaping will co-ordinate with existing developments in the area and/or natural surroundings.~~~~
- ~~b. Elevations of the proposed buildings:
 
  - ~~i. Highlighting the form and architectural details of the building;~~
  - ~~ii. Exterior design; and~~
  - ~~iii. Finish materials including the proposed earth tone colour scheme~~~~

**General Guidelines: Applicable to all properties zoned Commercial or Industrial**

~~16.5.6 General principles of building siting and design are provided to help guide quality building standards appropriate to the plan area as follows:~~

- ~~a. the massing of buildings should be variable in form and should be incorporated where practical, into smaller blocks;~~
- ~~b. where more than one building is to be constructed on the site, the buildings should share common architectural features;~~
- ~~c. exterior design and finish should incorporate products which complement the natural setting and include materials in earth tone colours that are characteristic of~~



~~the region such as smooth face brick, stucco, stone, natural stained or painted wood, or some combination of the above;~~

- ~~d. the form and character of development and landscaping should harmonize with the natural setting and any proposed development and landscaping should:
  - ~~i. include groups of large native tree species that will be used to stabilize graded areas; and~~~~
- ~~e. retain significant existing vegetation to maintain the existing character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas; where commercial or industrial properties border lands that are in the Agricultural Land Reserve a buffer of sufficient width should be provided between highway commercial uses and agricultural lands. The buffer must be landscaped but should not be incorporated into the overall land use activities.~~

~~16.5.7 New development must provide safe and efficient vehicle entrances, exits and site circulation minimizing conflicts between vehicular and pedestrian traffic. Vehicle parking should be encouraged at the rear or side of a building and should be broken into smaller groups, and the smaller groups should be separated with landscaping or natural vegetation while still maintaining sight distances for safe access and egress.~~

**~~Swan Lake Commercial Corridor Guidelines: Are to be considered in addition to the General Guidelines above~~**

~~16.5.8 Locate and orientate appropriate site uses to take advantage of views of the lake and valley setting and maintain open sight lines between the highway and Swan Lake;~~

~~16.5.9 Encourage variety in the building form, architecture and uses of commercial sites;~~

- ~~16.5.10 Use site planning, building design and landscaping to:~~
- ~~a. Reduce negative visual impacts of development, particularly as seen from Highway 97, Pleasant Valley Road and the Swan Lake area in general; and~~
  - ~~b. Preserve open space amenities that reflect the rural, natural and residential context of the area. Develop open space amenities that provide relief from expansive commercial development.~~
  - ~~c. Provide continuous pedestrian access and circulation along the length of the Swan Lake Corridor as identified in Schedule H.~~

~~16.5.11 Building frontages should face collector road, cross streets or the common parking/circulation space.~~

~~16.5.12 Encourage the arrangement of highway commercial uses in clusters. Cluster developments are characterized by shared driveways, common parking/circulation space and free standing or shared buildings.~~



~~16.5.13 Discourage flat building facades. Encourage the use of projections, building “additions” and articulated rooflines, eaves, entrances, windows, walkways, stairwells, patios and public use areas.~~

~~16.5.14 Discourage the location and arrangement of buildings with blank walls facing the lake and valley.~~

**SIGNAGE**

~~Guidelines for the use and development of signs in the Commercial, Industrial and Comprehensive Development Permit Area are provided due to the visual sensitivity of the area in general (e.g. Highway 97 corridor, Swan Lake, orchard slopes, entrance route to the City of Vernon). The following guidelines are provided to supplement the requirements of the Zoning Bylaw and are applicable to development and use of signs and signage in Electoral Areas “B” & “C”:~~

~~16.5.15 Signs should complement the architecture, material and finish of the building(s) they advertise.~~

~~16.5.16 The placement of private signage and use or business-specific signage should be discouraged:~~

- ~~a. On property other than that which the business or use is resident;~~
- ~~b. Within the highway corridor;~~
- ~~c. Within the railway corridor;~~
- ~~d. Within or facing Pleasant Valley Road, unless the business or use fronts on Pleasant Valley Road; and~~
- ~~e. On any lands designated rural or open space.~~

~~16.5.17 The development and use of the following shall be prohibited:~~

- ~~a. Billboards;~~
- ~~b. Roof-top signs;~~
- ~~c. High-mast signs;~~
- ~~d. Portable or wheel-mounts signs;~~
- ~~e. Signs with temporal lettering capability (e.g. electric lights, magnetic, stick-on, and channel lettering), except within the Swan Lake Commercial Corridor;~~
- ~~f. Encourage the development and placement of directional logo signage that serves all business and uses which share common land use designations. The intent is to raise the profile of an area and identify it as a destination where goods and services are available.~~

**Exemptions Commercial, Industrial and Comprehensive DP**

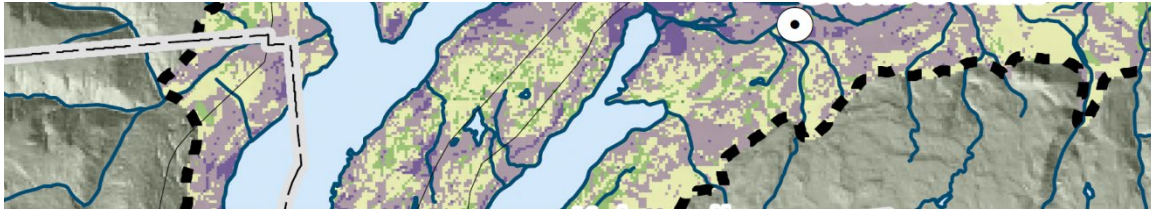
~~16.5.18 Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, and with approval from the General Manager of Planning and Building, the following development proposals may not require Development Permits:~~





- ~~a. the erection of signs provided they conform to the requirements of the Ministry of Transportation and Infrastructure Sign Policy and the Regional District of North Okanagan Zoning Bylaw;~~
- ~~b. minor additions to, or alterations of, a building or structure provided the addition or alteration conforms to all the requirements of the Zoning Bylaw and does not require additional parking stalls and promotes the attractive natural setting and visual quality of the Electoral Area; or~~
- ~~c. interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting;~~
- ~~d. construction, including alterations and additions, to accessory buildings which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency.~~

## 16.0 DEVELOPMENT PERMIT AREAS



### 16.1 GENERAL

Section 919 of the Local Government Act states that an Official Community Plan may designate Development Permit Areas for one or more of the following purposes: for the protection of the natural environment, protection of development from hazardous conditions, and/or to regulate the form and character of commercial, industrial, or multi-family residential development.

There are 4 types of Development Permit Areas within the Community Plan area where development permits are required:

- Riparian and Swan Lake Development Permit Area;
- Environmentally Sensitive Lands Development Permit Area;
- Wildfire Interface Development Permit Area; and
- Commercial, Industrial and Comprehensive Development Permit Area

16.1.1 Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all such areas.

16.1.2 Where new information is received concerning areas that may be hazardous or where protection of the natural environment is justified, the Regional District will consider designation of these areas within a Development Permit Area.

### 16.2 RIPARIAN AND SWAN LAKE DEVELOPMENT PERMIT AREA

#### Designation

16.2.1 The Riparian and Swan Lake Development Permit Area (RSLDPA) is designated under Section 919.1(1)(a) of the Local Government Act. The primary objective of the Riparian and Swan Lake Development Permit Area designation is to regulate development activities in watercourses and their riparian areas and adjacent natural environments in order to preserve natural features, functions and conditions that support natural processes.

16.2.2 Unless a Development Permit exemption applies, development: on lands within a “Riparian Assessment Area” (as defined in section 16.2.3); and on lands within the



*Swan Lake area shown cross-hatched on Schedule 'J' which are either zoned Commercial and Industrial or are developed for assembly, civic and public services uses will require a Riparian and Swan Lake Development Permit prior to any of the following activities:*

- a. Issuance of a Building permit;*
- b. Subdivision as defined in the Land Title Act and Strata Property Act; and*
- c. Land alteration*

**16.2.3** *The RSLDPA is consistent with the Riparian Assessment Area (Figure 7), as is defined under the Provincial Riparian Areas Regulation (RAR) as:*

- a. For a stream, the 30 meter strip on both sides of the stream measured from the high water mark,*
- b. For a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank (e.g. BX Creek); and*
- c. For a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.*

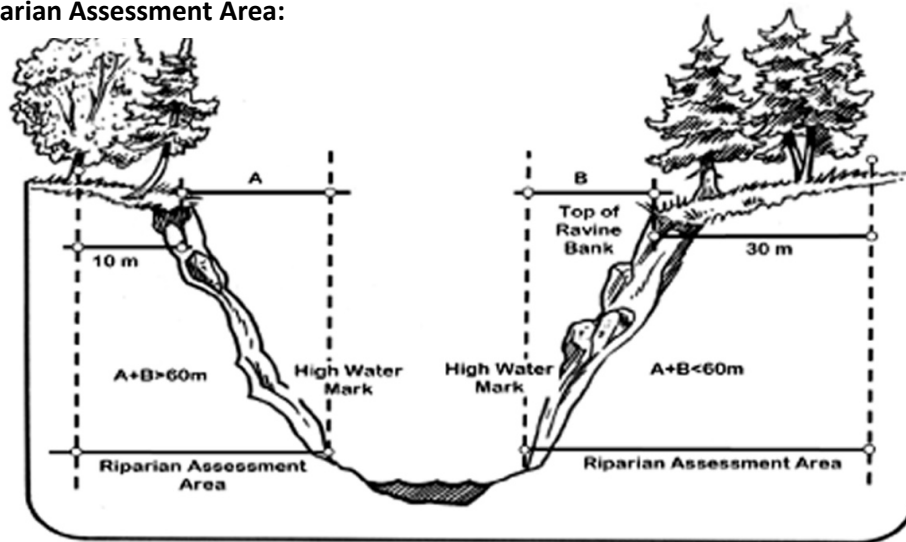
*High water mark is defined under RAR as the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.*

*Stream is defined under RAR as any of the following that provides fish habitat:*

- a. a watercourse, whether it usually contains water or not;*
- b. a pond, lake, river, creek or brook;*
- c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).*

*Ravine is defined under the RAR as a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.*

Figure 7: Riparian Assessment Area:



Source: British Columbia Ministry of Water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

### Development Permit Submission Requirements

16.2.4 Riparian and Swan Lake Development Permit Area Applications should include a detailed site plan that indicates:

- a. location of existing and proposed buildings and structures in relation to any sensitive area, watercourse, pond or lake on, or adjacent to the subject property and;
- b. location of existing and proposed driveways, parking areas and other impervious surface areas and how the storm water run-off will be managed, and;
- c. location of existing and proposed vehicular routes that cross watercourses, including details on culverts and bridges, or stream crossings;
- d. details on existing and proposed streamside vegetation;
- e. stormwater management systems and sediment control plans that will protect water quality and quantity;
- f. details on the proposed method of sewage disposal; and
- g. an assessment by a Qualified Environmental Professional (QEP) must be carried out in accordance with the Riparian Areas Regulation. The Regional District of North Okanagan requires notification from the Province that a Riparian Areas assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Areas Regulation.



## Guidelines

**16.2.5 Upon reviewing a Riparian and Swan Lake Development Permit application the following guidelines will be considered:**

- a. land within an identified Streamside Protection & Enhancement Area (SPEA) as determined by a QEP should be kept free of development with the exceptions of fencing, works and plantings to control erosion, protect banks, protect fisheries or otherwise preserve and enhance the natural water course and associated habitats;**
- b. where appropriate, fencing of sensitive habitat to protect fish bearing watercourses from livestock or the public may be required as a condition of development approval;**
- c. a Restrictive Covenant to ensure long term protection of vegetation along a natural watercourse, pond or lake may be required so that it will be maintained to provide shade for the water surface, bank stability, and wildlife or waterfowl habitat sufficient for species which frequent the area;**
- d. a means of sewage disposal that does not discharge into a water body or watercourse shall be installed for all developments.**
- e. where an on-site sewage disposal system is proposed within the Development Permit Area, the Regional District will require that the sewage disposal works be designed by a wastewater practitioner with consideration of the protection, by Covenant, of a separate back-up sewage drainfield area. Based upon the scale of development, proposed site alteration, topography, site coverage and extent of non permeable paving, the Regional District, may require a stormwater and surface drainage system be designed by an engineer; and**

**Notwithstanding these engineering requirements, the Regional District may also request an independent appraisal of the subsurface soil conditions to review the suitability of the site to absorb effluent;**

- f. for lands zoned Commercial and Industrial and lands developed for assembly, civic and public services uses, the applicant must provide evidence that the filings required by the Sewerage System Regulation under the Public Health Act have been made, or that a holding tank permit has been issued under the Regulation and the proposed holding tank complies with Regional District of North Okanagan Holding Tank Sewage Disposal Bylaw No. 671, 1985 and amendments thereto, or that sewage will be disposed of in accordance with the Municipal Sewage Regulations under the Environmental Management Act; and**
- g. where an on site sewage disposal system is proposed as part of a Commercial, Industrial or assembly, civic and public services uses a report prepared by a qualified professional must be submitted to demonstrate that the proposed sewage system will have no adverse effects<sup>9</sup> on Swan Lake or other local watercourses.**
- h. where a proposed land use within the vicinity of Swan Lake, as shown cross-hatched on Schedule 'J', generates a maximum daily sewage flow of 1400 liters or less, the Regional District will consider the system design based on the recommendations of a qualified professional and require that a Covenant be registered to not permit a land use that exceeds this maximum;**

<sup>9</sup> Environmental Impact Study Guideline- A Companion Document to the Municipal Sewage Regulation



- i. where the proposed land use generates a maximum daily sewage flow in excess of 1400 liters on lands within the vicinity of Swan Lake as shown cross-hatched on Schedule 'J', the Regional District may retain a qualified professional, at the expense of the applicant, to review the proposal and make recommendations regarding preferred treatment methods as well as groundwater and surface water monitoring programs. The Regional District may require financial security to ensure performance of the proposed system so that there are no adverse impacts to water quality. A Covenant may be required to restrict use and require an alternative method of sewage disposal such as a holding tank or community sewer system if it is identified there are adverse effects.*
- j. a storm water management system should be installed to control the quantity and quality of run-off from parking areas, internal roadways, and buildings, and these systems should be in accordance with recommendations of the QEP.*
- k. commercial and industrial developments which entail the use of chemical products which could contaminate the natural environment shall provide means to control these products within an appropriate containment facility as approved by the authority having jurisdiction.*

#### **Exemptions**

- 16.2.6 Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:**
- a. the construction, alteration, addition, repair, demolition and maintenance of farm buildings, farm fences and normal farm practices as they are subject to the Farm Practices Protection (Right to Farm) Act;*
  - b. reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint in accordance with provisions of the relevant section of the Local Government Act. Only if the existing footprint is expanded or moved and or land or vegetation is disturbed would a Riparian and Swan Lake Development Permit be required;*
  - c. a proposed subdivision where a Riparian Area assessment report has been completed; or where no modifications are proposed within the Riparian Assessment Area and a Section 219 covenant has been registered on the title of the property restricting development within the Riparian Assessment Area and it has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Riparian Area;*
  - d. clearing of land for cultivation, growing and harvesting of crops. However, the landowner should contact the appropriate agencies to ensure compliance with provincial and federal regulations;*
  - e. an area where the applicant can demonstrate that the guidelines of the Riparian and Swan Lake Development Permit Area have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; or*





- f. *for lands outside of the Swan Lake Development Permit Area as identified on Schedule 'J', a letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the Riparian Areas Regulation; or*
- g. *for lands outside of the Swan Lake Development Permit Area as identified on Schedule 'J', Regional District of North Okanagan receives notification from the Ministry of Environment that an assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Area Regulations.*

### **16.3 ENVIRONMENTALLY SENSITIVE LANDS DEVELOPMENT PERMIT AREA**

#### **Designation**

**16.3.1** *The Environmentally Sensitive Lands Development Permit Area is designated in accordance with Section 919.1(1) (a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity. The primary objective of the Environmentally Sensitive Lands Development Permit Area designation is to regulate development activities in areas of High and Very High conservation value (Schedule 'C') to protect rare and fragile terrestrial ecosystems and habitat for endangered species or native rare vegetation or wildlife.*

**16.3.2** *Unless a Development Permit exemption applies, development on lands of High or Very High conservation value, as identified in Schedule 'C', will require an Environmentally Sensitive Development Permit prior to any of the following activities:*

- a. *Issuance of a Building permit;*
- b. *Subdivision as defined in the Land Title Act and Strata Property Act; and*
- c. *Land alteration*

#### **Area**

*Electoral Areas "B" and "C" contain a wide range of important natural features and habitats, including lakes, riparian areas, wetlands, grasslands, rocky outcrops, steeply sloped hillsides and mountain areas, major streams and forested lands. These diverse areas support extensive plant and wildlife species, and are highly valued natural features of the community. The environmental resources of the community are identified in "Biodiversity Conservation Analysis for the North and Central Okanagan Region" (Catalys Consulting, 2013). That study provides an assessment of environmentally sensitive areas and identifies lands that have a High and Very High conservation value, which forms the basis of the Environmentally Sensitive Lands Development Permit Area designations of the OCP. The general location of these habitats and sensitive areas is indicated on Schedule 'C' (Environmentally Sensitive Lands Development Permit Areas).*





*In addition the “Greater Vernon Natural Areas and Features Inventory” highlights specific features that require due regard for their significance when reviewing a land development proposal. These features are located in the general vicinity of:*

- a. Pottery Road Ravines*
- b. Black Rock*
- c. East Vernon Road Wetland (seepage) near BX Ranch*
- d. Portions of Bate and Brookside Creeks above Dixon Dam Road*
- e. Wildwood Gully upslope from Hitchcock Road*
- f. Abbott Creek Woodlands from Rogers Road eastward*
- g. Cools Pond*
- h. Herry Road Ravine east of Pleasant Valley Road*
- i. Rose’s Pond*
- j. Commonage Grasslands; particularly the slopes overlooking the west shore of Kalamalka Lake; and*
- k. Thompson Lake.*

*These areas are subject to the guidelines for lands ranked as High and Very High as identified in Schedule ‘C’.*

**16.3.3** *The Planning Department will provide a copy of the conservation rank mapping as it relates to the applicants property. All development permit applications should use available sensitive ecosystems inventories and other sources as a general guide, but site-specific field investigation may be required to determine the actual environmental values.*

#### **Development Permit Submission Requirements**

**16.3.4** *Environmentally Sensitive Development Permit Area Applications should include a detailed site plan that indicates:*

- a. location of existing and proposed buildings and structures in relation to any sensitive areas on or adjacent to the subject property (e.g. watercourse, pond, lake, vegetation stands, endangered / rare ecosystems, plant communities and wildlife habitats) and;*
- b. location of existing and proposed driveways, parking areas and other impervious surface areas; and*
- c. stormwater management systems and sediment control plans that will protect water quality and quantity ; and*
- d. details on the proposed method of sewage disposal; and*
- e. in areas of Very High conservation ranking, as identified on Schedule ‘C’, an assessment by a Qualified Environmental Professional (QEP) must be carried out in accordance with the Guidelines in Section 16.3.6.*



### **General Guidelines (High Conservation Ranking)**

**16.3.5 Environmentally Sensitive Lands Development Permit applications should be considered in accordance with the following guidelines:**

- a. Development should be consistent with relevant provincial and federal legislation and regulations (Fisheries Act, Waste Management Act, and guidelines “Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia”; ‘Wetland Ways: Interim Guidelines for Wetland Protection and Conservation in British Columbia 2009’; and ‘Designing and Implementing Ecosystem Connectivity in the Okanagan’).**
- b. Site plans should minimize fragmentation of large forest or grassland patches through careful siting of roads, infrastructure and development.**
- c. Developments and subdivisions should be designed to protect endangered, threatened, or vulnerable species and plant communities, including critical habitat such as a watercourse, pond, lake, vegetation stands, and wildlife habitats.**
- d. Careful site planning should avoid disturbance of steep slopes, particularly those known to support sensitive plant or wildlife communities.**
- e. In areas of High Conservation Ranking where the scope and scale of development or subdivision could have a significant impact (habitat destruction and or fragmentation) on the sensitive lands and features present, with an area of disturbance exceeding 500m<sup>2</sup>, an applicant may be required to supply an environmental impact assessment and/or habitat assessment, prepared by a Qualified Environmental Professional or person with similar qualifications and acting in their area of expertise, which inventories the existing environmentally sensitive feature(s) and assesses the environmental impact of the proposed development and prescribes appropriate recommendations for construction, mitigation and protection of habitat.**

### **Guidelines (Very High Conservation Ranking)**

**16.3.6 In areas not covered by Sensitive Ecosystem Inventory mapping, including Cosens Bay and the Westside, the Relative Biodiversity Mapping will be used in addition to the Conservation Ranking mapping for properties that fall within the Very High category to determine if a QEP report is required for the proposed development. Properties where both the Conservation Ranking and Relative Biodiversity correspond with very high rankings the Very High Guidelines will apply. Where the Relative Biodiversity ranking does not correspond with the Conservation Ranking the General Guidelines for the High Conservation Ranking (section 16.3.5) will apply.**

**16.3.7 In addition to the above noted guidelines in Section 16.3.5 lands that fall within the Very High Environmentally Sensitive Lands Development Permit Area are required to supply an environmental impact assessment and/or habitat assessment, prepared by a Qualified Environmental Professional. The QEP’s report shall consider the site-specific natural and environmentally sensitive features that support ecosystem**



*function, natural geological processes, wildlife ecology, and unique ecosystems. These include, but are not limited to:*

- a. Vegetation, trees, snags, root systems and wetlands;*
- b. Rare, endangered and uncommon species and plant communities;*
- c. Bird and other wildlife and their habitats, such as nesting and breeding areas;*
- d. Maintenance of linkages with adjacent sensitive ecosystems to minimize fragmentation;*
- e. Wildlife habitat, including but not limited to wildlife breeding areas as well as nesting and perch trees;*
- f. Recommendation of an appropriate timing of construction to minimize disruption to ecological processes (e.g. periods of nesting and breeding) ; and,*
- g. Maintenance of linkages with adjacent sensitive ecosystems to minimize fragmentation.*

**16.3.8** *As a condition of the issuance of a development permit, the applicant may be required to comply with any or all conditions recommended in the report prepared by a Qualified Environmental Professional or other qualified professional.*

**16.3.9** *In order to ensure that no additional encroachment occurs into the development permit area at the time of construction, permanent or temporary fencing measures may be required at the recommendation of the Qualified Environmental Professional or other qualified professional.*

**16.3.10** *The applicant may be required to supply a sediment and erosion plan, and or a stormwater drainage plan complete with recommendations for implementation, prepared by a registered professional engineer or person with similar qualifications at the recommendation of the QEP or other qualified professional.*

**16.3.11** *Site design and development should be consistent with reports prepared in accordance with the guidelines of this and other DPAs. If development or alteration of land is proposed within the Development Permit Area, it shall be located where it will cause the least impact on environmentally sensitive features. Development shall only be supported in areas with environmentally sensitive features if the applicant can provide compelling reasons supported by a Qualified Environmental Professional's recommendation.*

**16.3.12** *A Section 219 covenant, prepared at the applicant's expense and to the satisfaction of the Regional District, will be required to reflect the recommendations of the QEP report including specifying areas that must remain free from development and/or protecting an environmentally sensitive feature.*

### **Exemptions**

**16.3.13** *Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:*



- a. *Development, upon submission to the Regional District of a written statement from a Qualified Environmental Professional confirming the absence of an environmentally sensitive ecosystem within the area that would be affected by the proposed work. The QEP must identify the methodology used which should be of the same or higher standard than that used in the development of the Conservation Ranking; or*
- b. *Subdivision of land where minimum parcel sizes are met, and it has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Environmentally Sensitive Development Permit Area; or*
- c. *Reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint in accordance with provisions of the relevant section of the Local Government Act; or*
- d. *Alterations or repairs to existing roads, paths or driveways, provided there is no further disturbance of land or vegetation; or*
- e. *Accessory residential or agricultural buildings with a total gross floor area of less than 55 m<sup>2</sup> and meeting the setbacks of the Zoning Bylaw; or*
- f. *the construction, alteration, addition, repair, demolition and maintenance of farm buildings, farm fences and normal farm practices as they are subject to the Farm Practices Protection (Right to Farm) Act;*

#### **16.4 WILDFIRE INTERFACE –PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS**

##### **Designation**

**16.4.1** *The Wildfire Interface Development Permit Area is designated under Section 919.1(1)(b) of the Local Government Act. The primary objective of the Wildfire Interface Development Permit Area designation is to ensure that particular development and maintenance measures are implemented to protect persons and property from wildfire hazard, and to ensure that property owners are aware of the wildfire hazard. It is also important that ecosystem values are addressed in wildfire mitigation activities and not overlooked during the assessment and implementation of works.*

- 16.4.2** *Unless a Development Permit exemption applies, development on lands, as identified in Schedule ‘D’, will require a Wildfire Interface Development Permit prior to any of the following activities:*
- a. *Issuance of a Building permit; or*
  - b. *Subdivision as defined in the Land Title Act and Strata Property Act.*

##### **Area**

**16.4.3** *The Okanagan has a naturally dry climate and Electoral Area “B” and “C” fall within the community interface of large forested areas. Wildfire will be an ever-present threat and therefore the areas shown on Schedule ‘D’ are designated as a development permit area for the protection of development from wildfire hazard.*



**Development Permit Submission Requirements and General Guidelines**

**16.4.4** *Development permit applications involving the construction of a building within the development permit area must include a site plan and building plan indicating compliance with the following guidelines, and it will be a condition of each development permit that the land be developed and maintained in accordance with the approved site plan and building plans:*

- a. The area of the development parcel within 10 meters of any building under construction should be kept free of flammable construction materials and debris.*
- b. The area of the development parcel within 10 meters of any building should be cleared and kept free of all fallen timber and other dead vegetation, and dead standing timber should be removed from that area.*
- c. Trees on the development parcel within 10 meters of any building should be limbed to a height of 2 meters above ground level.*
- d. Vegetation on the development parcel within 30 meters of any building should be thinned to reduce the overall tree crown cover to approximately 3 to 6 meters between crowns if the existing crown cover exceeds that amount.*
- e. Roof coverings on every building must have a Class C fire resistance classification, determined in accordance with the B.C. Building Code.*
- f. Developers of new subdivisions in wildfire interface areas should consider the integration of trails, roads and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.*
- g. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.*
- h. Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to fire fighters.*
- i. Eaves, attics, decks and openings under floors should be screened to prevent the accumulation of combustible material and to block the entry of burning embers (firebrands) that may be carried by the wind in advance of a wildfire.*

**16.4.5** *Prior to the approval of any subdivision that would create four or more new lots within the Wildfire Interface Development Permit Area, a report prepared by a Registered Professional Forester shall be required that assesses the proposed development, and*

- a. Provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Ecosystem Restoration Objectives and considers ecological values on the land or landscape specifically wildlife, soil conservation and riparian habitat;*
- b. May recommend that a Section 219 Restrictive Covenant be registered under the Land Title Act against the title for the subject property for all areas determined by the Registered Professional Forester to be a risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Regional District of North Okanagan in the event that damage to property may occur as a result of a wildfire; or*
- c. May conclude that the proposed development is not subject to significant wildfire hazard.*



**16.4.6** Each development permit issued to authorize the construction of a building in the development permit area shall bear a notation indicating that additional information on the protection of development from wildfire hazard conditions is available in the “Home Owners Fire Smart Manual” provided by the Forest Protection Branch of the BC Forest Service.

**Exemptions**

**16.4.7** Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, the following development proposals may not require Development Permits:

- a. Subdivisions of 3 lots or less;
- b. Accessory residential or agricultural buildings with a total gross floor area of less than 55 m<sup>2</sup>;
- c. Additions to dwellings that are less than 10% of the existing total gross floor area of the dwelling.

**16.5 COMMERCIAL, INDUSTRIAL AND COMPREHENSIVE DEVELOPMENT PERMIT AREA**

**Designation**

~~**16.5.1** The Commercial, Industrial and Comprehensive Development Permit Area is designated under Section 919.1(1)(f) of the Local Government Act as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial and comprehensive developments.~~

**16.5.1** The Commercial, Industrial and Comprehensive Development Permit Area is designated under Section 919.1(1) (f) and 919.1(1) (a) of the Local Government Act as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial and comprehensive developments as well as for the protection of the natural environment, its ecosystems and biological diversity.

(B/L 2795, 2018)

**16.5.2** The Regional District has the objective of maintaining the attractive rural setting and visual quality within Electoral Areas and to ensure that the form and character of commercial and industrial developments are appropriately integrated into this rural setting and coordinated with existing developments in these areas.

**16.5.3** Unless a Development Permit exemption applies, all development on lands zoned Commercial, Industrial or Comprehensive will require a Development Permit prior to any of the following activities:

- c. Issuance of a Building permit; and
- d. Subdivision as defined in the Land Title Act and Strata Property Act.





**Area**

**16.5.4 All properties that are designated or become zoned for Commercial, Industrial and Comprehensive uses will require a Development Permit for form and character.**

**Development Permit Submission Requirements**

**16.5.5 Commercial, Industrial and Comprehensive Development Permit Area Applications should include the following information:**

- a. Site plan outlining the:**
  - i. Siting of buildings;**
  - ii. Location of parking areas;**
  - iii. Fencing, outside lighting, proposed signage**
  - iv. Proposed location of the septic disposal area; and**
  - v. Landscape plan (identifying plant & tree species and ground cover) indicating how the landscaping will co-ordinate with existing developments in the area and/or natural surroundings.**
  - vi. submission of a Stormwater Management Plan. (B/L 2795, 2018)**
- b. Elevations of the proposed buildings:**
  - i. Highlighting the form and architectural details of the building;**
  - ii. Exterior design; and**
  - iii. Finish materials including the proposed earth tone colour scheme**

**General Guidelines: Applicable to all properties zoned Commercial or Industrial**

**16.5.6 General principles of building siting and design are provided to help guide quality building standards appropriate to the plan area as follows:**

- a. the massing of buildings should be variable in form and should be incorporated where practical, into smaller blocks;**
- b. where more than one building is to be constructed on the site, the buildings should share common architectural features;**
- ~~**c. exterior design and finish should incorporate products which complement the natural setting and include materials in earth tone colours that are characteristic of the region such as smooth face brick, stucco, stone, natural stained or painted wood, or some combination of the above;**~~
- c. Exterior design and finish should incorporate products which complement the natural setting and include durable materials in earth tone colours that are characteristic of the region such as smooth face brick, stucco, stone, natural stained or painted wood, hardie board or some combination of the above; (B/L 2795, 2018)**
- d. the form and character of development and landscaping should harmonize with the natural setting and any proposed development and landscaping should:**
  - i. include groups of large native tree species that will be used to stabilize graded areas; and**





- e. retain significant existing vegetation to maintain the existing character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas; where commercial or industrial properties border lands that are in the Agricultural Land Reserve a buffer of sufficient width should be provided between highway commercial uses and agricultural lands. The buffer must be landscaped but should not be incorporated into the overall land use activities.*
  
- 16.5.7** *New development must provide safe and efficient vehicle entrances, exits and site circulation minimizing conflicts between vehicular and pedestrian traffic. Vehicle parking should be encouraged at the rear or side of a building and should be broken into smaller groups, and the smaller groups should be separated with landscaping or natural vegetation while still maintaining sight distances for safe access and egress.*
  

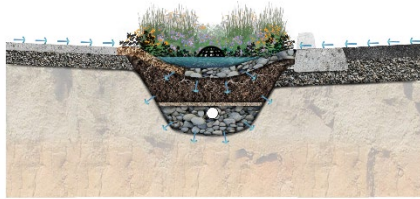
**Swan Lake Commercial Corridor Guidelines: Are to be considered in addition to the General Guidelines above**

  
- 16.5.8** *Locate and orientate appropriate site uses to take advantage of views of the lake and valley setting and maintain open sight lines between the highway and Swan Lake;*
  
- 16.5.9** *Encourage variety in the building form, architecture and uses of commercial sites;*
  
- 16.5.10** *Use site planning, building design and landscaping to:*
  - a. Reduce negative visual impacts of development, particularly as seen from Highway 97, Pleasant Valley Road and the Swan Lake area in general; and*
  - b. Preserve open space amenities that reflect the rural, natural and residential context of the area. Develop open space amenities that provide relief from expansive commercial development.*
  - c. Provide continuous pedestrian access and circulation along the length of the Swan Lake Corridor as identified in Schedule H.*
  
- 16.5.11** *Building frontages should face collector road, cross streets or the common parking/circulation space.*
  
- 16.5.12** *Encourage the arrangement of highway commercial uses in clusters. Cluster developments are characterized by shared driveways, common parking/circulation space and free-standing or shared buildings.*
  
- 16.5.13** *Discourage flat building facades. Encourage the use of projections, building “additions” and articulated rooflines, eaves, entrances, windows, walkways, stairwells, patios and public use areas.*
  
- 16.5.14** *Discourage the location and arrangement of buildings with blank walls facing the lake and valley.*

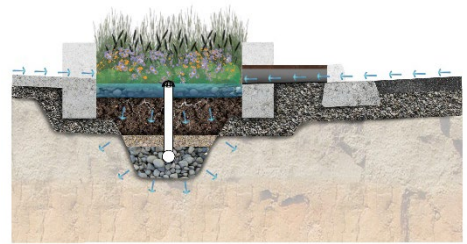


- 16.5.15** *Parking and site entrances for heavy vehicles, service vehicles and trucks should be located away from residential properties. Where this is not possible, provide provisions for landscaping, berms, decorative walls, fencing and other measures to reduce noise, fumes, lighting and other potential impacts on adjacent residential uses.*
- 16.5.16** *Onsite roadways, driveways, and parking lots as well as building siting should be designed in a way that allows for sufficient access by fire protection equipment.*
- 16.5.17** *Where possible, vehicular and pedestrian circulation should be separated. Where separation is not possible, special design treatment may be required to ensure safe pedestrian movement. All parking areas should be designed to allow safe pedestrian movement through the parking area, from vehicle to destination.*
- 16.5.18** *Where possible, parking areas should include provisions for alternative modes of transportation (e.g. bicycle parking, change rooms and racks, preferential parking for carpool users).*
- 16.5.19** *Chain link fencing along high visibility street frontages is generally discouraged. If necessary, black vinyl coated chain link fence is preferred for security fencing. If a chain link or solid fence is considered appropriate, a dense landscape material, such as a hedge, should be provided on the street side of the fence within the property boundary.*
- 16.5.20** *Materials used for the front facade must be carried around the building where any facades are within view of a public street.*
- 16.5.21** *Encourage the preservation of the dark sky. The following guidelines should be considered for new development on lands designated as Commercial and Light Industrial on Schedule B of Bylaw No. 2626:*
- a. Lighting types should be certified by the International Dark Sky Association.*
  - b. Light fixtures should have bulbs that are shielded with broad brims that cut upward light or are buried within the lighting infrastructure. Lighting fixtures over 1000 lumens initial lamp output should be fully shielded.*
  - c. Silver half moon light bulbs that have a coating on the top half of the light bulb to reduce upglare and redirect light down are recommended.*
  - d. Animated signage or signage with electronic message features should not be permitted within the corridor.*
  - e. Any lighting used for signage should be designed to prevent light from spilling into the sky.*
  - f. Lighting should be pedestrian-focussed and should be located at lesser intervals than standard streetlights to achieve appropriate illumination.*
- 16.5.22** *Encourage all new, and modifications to existing developments to implement low impact development best practices where appropriate. The following guidelines should be considered:*
- a. For modifications to lots with existing developments, the owner should consider the construction of bioretention bulbs and/or gardens (Figure 8), planter boxes*

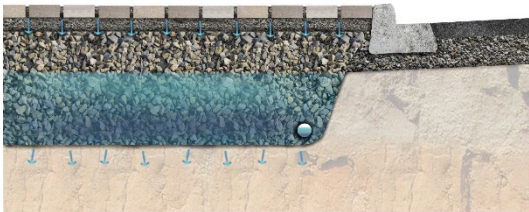
(Figure 9), permeable pavement (Figure 10), and/or soil cells (Figure 11) in parking lots to improve stormwater runoff levels and overall site aesthetic from enhanced landscaping.



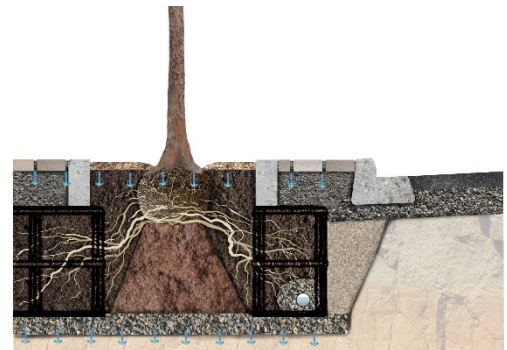
**Figure 8. bioretention bulbs**



**Figure 9. planter box**

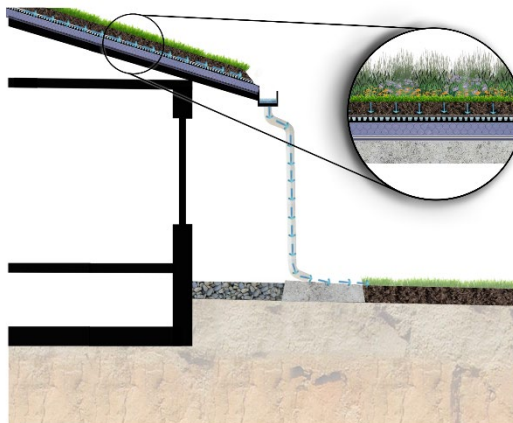


**Figure 10. permeable pavement**



**Figure 11. soil cell**

- b. For retrofits to existing buildings, the owner should consider the construction of a green roof (Figure 12) on buildings with roofs larger than 300 m<sup>2</sup> to enhance the building aesthetic, improve on-site drainage, and provide a natural habitat area.

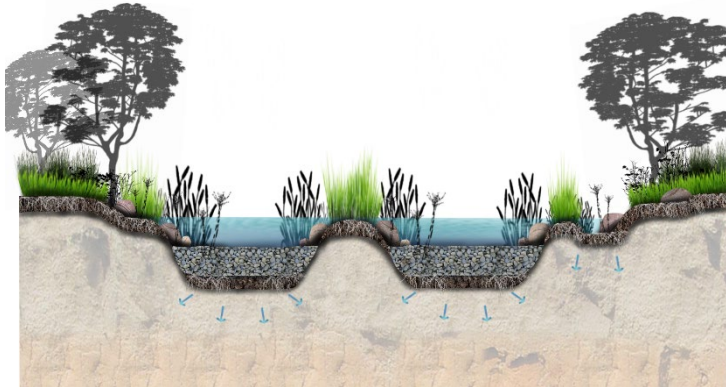


**Figure 12. green roof**

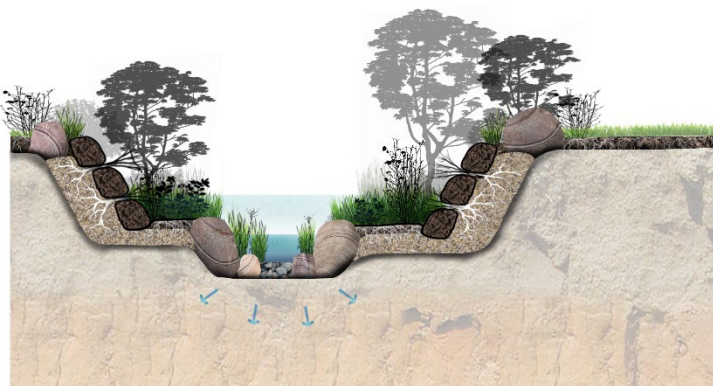
- c. For new development, the owner should consider the implementation of a variety or combination of low impact development tools to improve on-site drainage,

provide natural habitat areas, and enhance site landscaping and aesthetics. These tools include:

- i. **Constructed wetlands (Figure 13) and naturalized drainage ways (Figure 14) on large lots with potential for poor on-site drainage;**



**Figure 13. constructed wetlands**



**Figure 14. naturalized drainage ways**

- ii. **Permeable pavement, soil cells, and planter boxes in parking areas, walkways, and driveways; and**
- iii. **Roof gardens on buildings.**

**(B/L 2795, 2018)**

**SIGNAGE**

**Guidelines for the use and development of signs in the Commercial, Industrial and Comprehensive Development Permit Area are provided due to the visual sensitivity of the area in general (e.g. Highway 97 corridor, Swan Lake, orchard slopes, entrance route to the City of Vernon). The following guidelines are provided to supplement the requirements of the Zoning Bylaw and are applicable to development and use of signs and signage in Electoral Areas “B” & “C”:**

**16.5.23 Signs should complement the architecture, material and finish of the building(s) they advertise.**



**16.5.24** *The placement of private signage and use- or business-specific signage should be discouraged:*

- a. On property other than that which the business or use is resident;*
- b. Within the highway corridor;*
- c. Within the railway corridor;*
- d. Within or facing Pleasant Valley Road, unless the business or use fronts on Pleasant Valley Road; and*
- e. On any lands designated rural or open space.*

**16.5.25** *The development and use of the following shall be prohibited:*

- a. Billboards;*
- b. Roof-top signs;*
- c. High-mast signs;*
- d. Portable or wheel-mounts signs;*
- e. Signs with temporal lettering capability (e.g. electric lights, magnetic, stick-on, and channel lettering), except within the Swan Lake Commercial Corridor;*
- f. Encourage the development and placement of directional logo signage that serves all business and uses which share common land use designations. The intent is to raise the profile of an area and identify it as a destination where goods and services are available.*

**Exemptions Commercial, Industrial and Comprehensive DP**

**16.5.26** *Notwithstanding the Policies of this Section and pursuant to Section 919.1 (4) of the Local Government Act, and with approval from the General Manager of Planning and Building, the following development proposals may not require Development Permits:*

- a. the erection of signs provided they conform to the requirements of the Ministry of Transportation and Infrastructure Sign Policy and the Regional District of North Okanagan Zoning Bylaw;*
- b. minor additions to, or alterations of, a building or structure provided the addition or alteration conforms to all the requirements of the Zoning Bylaw and does not require additional parking stalls and promotes the attractive natural setting and visual quality of the Electoral Area; or*
- c. interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting;*
- d. construction, including alterations and additions, to accessory buildings which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency. (B/L 2675, 2015)*





## 17.0 IMPLEMENTATION AND MONITORING



17.0.1 This Official Community Plan will be reviewed and updated as conditions warrant.

17.0.2 The Regional District considers that all policies in the Electoral Areas “B” and “C” Official Community Plan should be considered by the Approving Officer as conditions precedent to subdivision approval and matters to consider in the public interest.

### ZONING BYLAW, POLICIES AND OTHER REGULATIONS

The Regional District “Holding Tank Bylaw” should be reviewed prior to approval of any rezoning or Development Permit application where a holding tank is being proposed and in this regard, specific reference is made to possible applications in the Swan Lake Commercial District.

The Regional District Zoning Bylaw No.1888, 2003 should be reviewed in regards to the scope and scale of Home Occupation Use in Electoral Areas “B” and “C” and to ensure the Zoning Bylaw supports the arts; including studios and galleries.

The Regional District will undertake a review of the Zoning Bylaw as it relates to the percentage of site coverage and pavement surfacing permitted on Commercial and Industrial lands in the Swan Lake Commercial District to ensure appropriate permeability of storm water runoff.

The Regional District will amend the Zoning Bylaw as it relates to Section E 1401.5, 1401.6 Section F 1501.2.6 to ensure consistency with the revised Commercial, Industrial and Comprehensive Development Permit Area.

The Regional District will undertake a Cosens Bay Local Area Planning Process to address unique challenges and constraints to development and sustainability of the area. It is recommended that this process be pursued within the short term (1-5 year).

The Regional District with its municipal partners will investigate the development of an Annexation & Fringe Management Protocol Agreement.

The Regional District will undertake a detailed planning exercise to identify and address the long term use of the Swan Lake Corridor as a regionally important employment land base. Areas to be addressed include: servicing; access; long term vision for the area; and environmental concerns. It is recommended that this process be pursued within the short term (1-5 year).

The Regional District will consider the recommendations of the Regional Agricultural Area Plan as part of a future review of the policies of this Plan.

## Appendix 1. Greenhouse Gas Emissions, Reduction Actions & Targets:

Given the Rural nature of Electoral Areas “B” and “C” the options to reduce Greenhouse Gas emissions are limited compared to those identified for urban centers. Below is a list of the actions that have been identified as achievable and realistic for rural residents and businesses within the plan area.

### Electoral Area “B” and “C” Greenhouse Gas Reduction Actions

Community Name		Electoral Area "B" and "C"				
Area	Action (roll over to see the note)	Emissions Sector	[ A ] Savings for those that do it ( % )	[ B ] UPTAKE... What share of the population do this by 2030 ? (%)	[ C ] Net Result (% of the sector)	
Pick from some preset actions	Buildings and Development	Residential Retrofits (gas, oil, or propane space heat)	Existing Residential Buildings	30%	<b>30%</b>	9.0%
	Buildings and Development	High Efficiency NEW Residential	NEW Residential Buildings	30%	<b>30%</b>	9.0%
	Buildings and Development	Commercial Retrofits	Existing Commercial Buildings	30%	<b>10%</b>	3.0%
	Buildings and Development	High Efficiency NEW Commercial	NEW Commercial Buildings	40%	<b>20%</b>	8.0%
	Transportation	Reduce Vehicle Travel - behavior change	Personal Vehicles	5%	<b>20%</b>	1.0%
	Transportation	Increased Density in Core Areas	Personal Vehicles	5%	<b>0%</b>	0.0%
	Transportation	Increased Amenities	Personal Vehicles	5%	<b>0%</b>	0.0%
	Transportation	Reduce Idling	Personal Vehicles	5%	<b>10%</b>	0.5%
	Energy Supply	Solar Panels for Hot Water-Residential	Existing Residential Buildings	10%	<b>10%</b>	1.0%
	Waste	LFG capture	Waste	30%	<b>100%</b>	30.0%
	Waste	Organics Diversion	Waste	30%	<b>80%</b>	24.0%

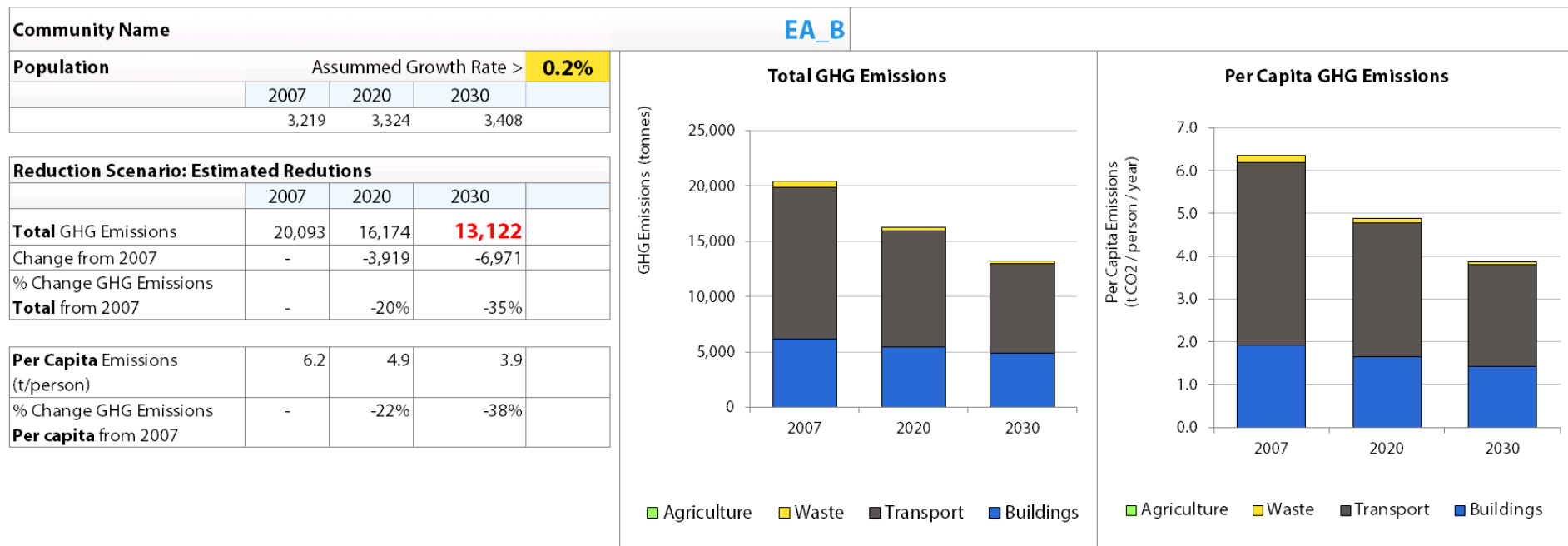


Based on the Greenhouse Gas (GHG) reduction options identified above and conservative projections on the level of up-take within each Electoral Area; the OCP has set forth the following GHG reduction Targets:

*“Reduce Electoral Area “B” greenhouse gas emissions by 20% from 2007 levels by 2020 and reduce Electoral Area “C” greenhouse gas emissions by 10% from 2007 levels by 2020”.*

The two figures below provide a breakdown on the Greenhouse Gas profiles for Electoral Areas “B” and “C”. As noted above each Electoral Area has the ability to pursue a variety of reduction actions. The level of uptake on the actions identified will vary within each Electoral Area, however, for the forecast; the same percentages of uptake were applied to each Electoral Area. The two figures below indicate that due to the difference in assumed growth rates and resulting total population, Electoral Area “C” will have to work harder to achieve greater reductions than Electoral Area “B” as the projected increase in population growth and resulting additional traffic limits Electoral Area “C” ability to experience the same level of reduction as projected for Electoral Area “B”.

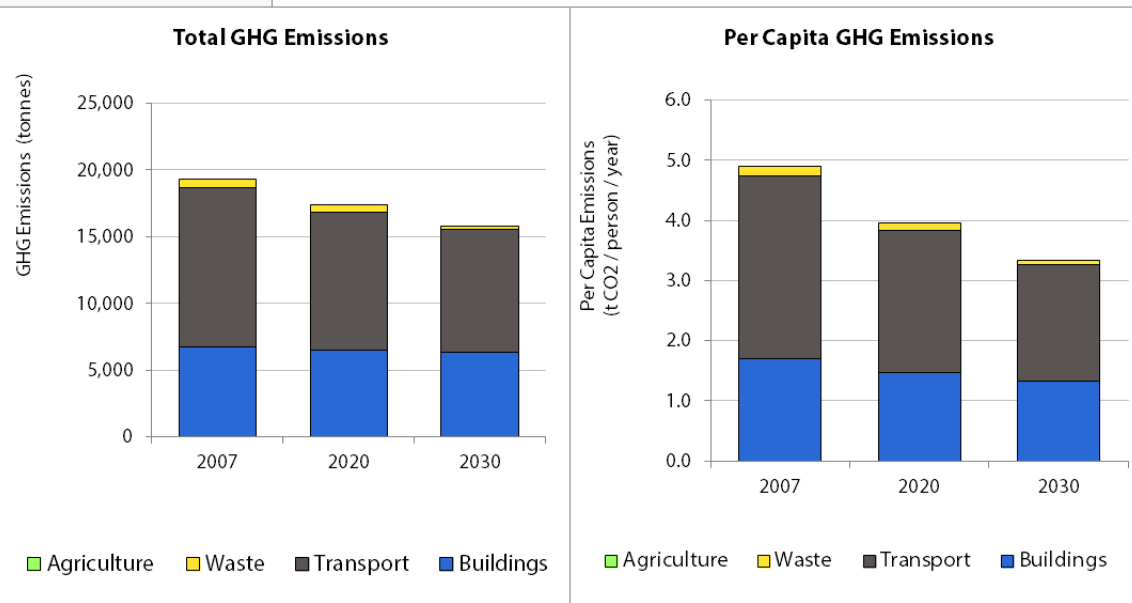
**Electoral Area “B” GHG Profile and Forecast 2020 – 2030**



**Electoral Area “C” Greenhouse Gas Profile and Forecast 2020 – 2030**

Community Name				
<b>Population</b>	Assumed Growth Rate >			<b>0.8%</b>
	2007	2020	2030	
	3,977	4,395	4,746	
Reduction Scenario: Estimated Reductions				
	2007	2020	2030	
<b>Total GHG Emissions</b>	19,177	17,322	<b>15,767</b>	
Change from 2007	-	-1,855	-3,410	
% Change GHG Emissions				
<b>Total from 2007</b>	-	-10%	-18%	
Per Capita Emissions				
(t/person)	4.8	3.9	3.3	
% Change GHG Emissions	-	-18%	-31%	
<b>Per capita from 2007</b>				

EA\_C



**Schedule “A” to accompany Regional District of North Okanagan “Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014”**

I hereby certify the foregoing to be a true and correct copy of Schedule “A” attached to and forming part of Bylaw No. 2626, 2014 cited as "Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014" as ADOPTED the Board of Directors on the 3<sup>rd</sup> day of September, 2014.

Dated at Coldstream, BC this 8<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Corporate Officer

Schedule "K"  
Attached to and forming part of  
ELECTORAL AREAS "B" AND "C"  
OFFICIAL COMMUNITY PLAN BYLAW NO. 2626, 2014  
Dated at Coldstream, BC  
this 18 day of Oct, 2018

  
Corporate Officer

# Swan Lake Commercial Area and Neighbourhood Plan



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Schedule B- General Land Use

## 1. Introduction

The Swan Lake Commercial Area and Neighbourhood Plan has been adopted by the Regional District Board of Directors into the existing Electoral Areas B and C Official Community Plan, Bylaw No. 2626, 2014 as Schedule “K”. This document is intended to provide direction for the Swan Lake area within the Regional District of North Okanagan (RDNO) for the future development and use of lands in the plan area denoted in Figure 2.1.

This commercial area and neighbourhood plan uses population data from the 2016 Census of Canada and provides both short-term and long-term directions for the future of the plan area. Updates of the plan are recommended every 5-10 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs, and desires.

### 1.1 Planning Process

Regional District staff and Electoral Area Directors worked closely together with Urban Systems Ltd. (USL) to complete this plan. The project commenced in March 2018 and was adopted by the Board on October 17, 2018. The local community was engaged in this project through two phases of consultation, as well as a stakeholder advisory committee.

The Advisory Committee comprised of 5 community members and Areas B and C Directors, along with planning staff from the RDNO and USL. The Advisory Committee met three times throughout the planning process.

The first phase of community engagement aimed to determine the issues and opportunities that currently exist in the Swan Lake plan area. An open house was held at the Vernon Christian School on April 16<sup>th</sup>, 2018 where 200 community members participated in interactive activities and engaged in planning discussions. A survey was distributed at the open house and posted on the RDNO’s website to seek further feedback on the topics discussed at the open house. A total of 58 surveys were completed, in addition to a dotmocracy activity (people placed green dots on items they agreed with and red dots on items they disagreed with), comments, and sticky notes from the 200 attendees.

The second phase of engagement presented a series of development scenarios to the community for what the future of Swan Lake may look like both with and without community sewer services. This round of engagement aimed to determine the public’s overall support for sewer services to provide further direction for the plan in terms of future land uses and anticipated densities. A second open house was held at the Vernon Christian School on June 19<sup>th</sup>, 2018 with 105 attendees. A survey was distributed at the open house and posted on the RDNO’s website asking similar questions to those posed at the open house. A total of 52 surveys were completed, in addition to the dotmocracy activity, comments, and sticky notes from the 105 attendees.

### 1.2 Vision & Goals

During the engagement process, residents indicated that they are satisfied with the vision and goal statements outlined in the existing Electoral Areas B and C Official Community Plan. The goals for Areas B and C are as follows:

1. Maintain rural and agricultural character
2. Ensure development compatibility
3. Support economic development opportunities
4. Ensure new development respects environmental features
5. Preserve agricultural land and uses
6. Create a system of protected environmental areas
7. Encourage economic development to support the character of Swan Lake
8. Expand parks and trails network





## 2.0 Plan Context

### 2.1 Geography

The Swan Lake plan area is situated within the Regional District of North Okanagan between the City of Vernon and the Township of Spallumcheen, adjacent to Okanagan Indian Band lands (see Figure 2.1). This plan focusses on the area situated to the east and south of Swan Lake and is approximately 1,417 hectares in size. The plan area is located within Electoral Areas B and C of the RDNO.

The plan area encompasses four key areas that have differentiating features:

1. Hwy 97 Commercial & Industrial Lands Corridor: There is a strip of commercial and industrial development that is clustered along Highway 97 which runs from north to south through the plan area. Most of this development is situated on the east side of the highway, however there is some activity on the west side between the lake. These uses are highly auto-oriented, larger in scale, and vary in nature. They include: greenhouses, pubs, automobile sales and service, retail sales, heavy equipment sales and service, and boat manufacturing, amongst others.
2. Swan Lake environmental area: Swan Lake is a Wildlife Management Area with significant environmental and recreational resources. The portion of this area, situated at the south end of the lake, is currently utilized for recreational fishing, hiking, and wildlife viewing. There is potential for improved access to this park and the lake.
3. Agricultural Land Reserve: Approximately 523 ha of land in the plan area are located within the ALR, most of which are located to the east of the Highway 97 corridor. Most of these parcels are agriculturally active, producing a variety of fruit, vegetable, and forage crops, as well as being used for raising animals.
4. Residential neighbourhoods: There are pockets of residential development that are clustered throughout the plan area. These clusters have been designated as Residential in the existing plan. There are also a number of large lot parcels designated as Country Residential or Small Holdings.

### 2.2 Existing Issues

There are a variety of issues that currently exist in the plan area, most of these are in relation to the economy and the environment. These issues were identified during both phases of community engagement and by staff and stakeholders. The issues are described in the following sections.

#### Lack of Servicing

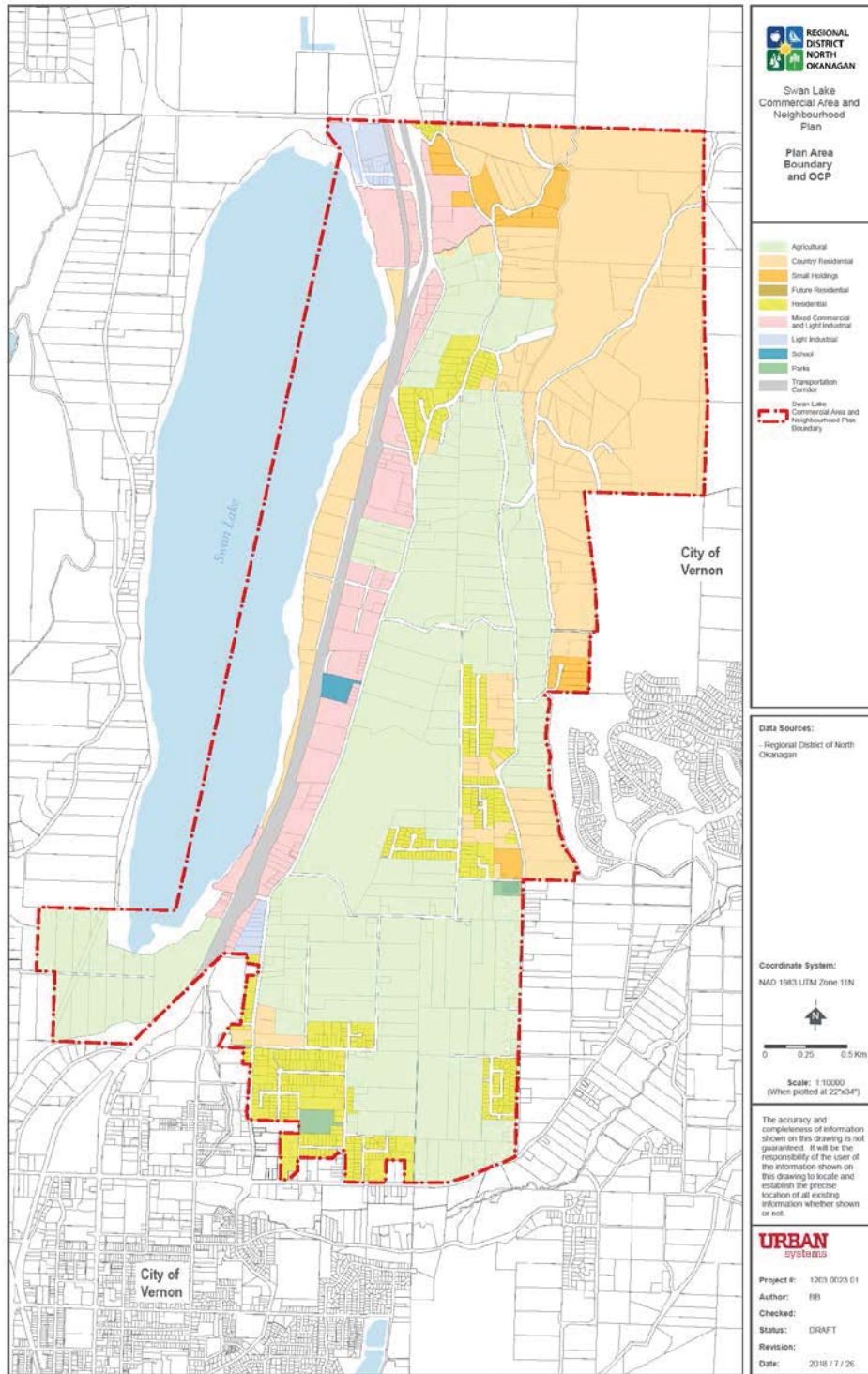
The Swan Lake plan area is not serviced by community sewer utilities. All residential development relies on septic tanks and commercial and industrial development are on septic or holding tanks. This lack of servicing creates a number of issues relating to environmental health, public health, and economic development opportunities. Since parcels in the plan area are not serviced with sewer, there is little opportunity for a broader variety of more compact commercial or industrial development. When septic tanks fail, they are also costly to replace or fix. The RDNO has partnered with the Okanagan Indian Band and the Township of Spallumcheen to explore the viability of sewer service extension to the area.



## Environmental Protection

Preserving the environmental features of Swan Lake was identified by the community during the engagement period as a top priority. A Land Use and Water Quality Assessment of Swan Lake conducted

Figure 2.1. Swan Lake Plan Area.



by Western Water Associates in October 2017 demonstrated high levels of ammonia, nitrate, sulphate, and uranium in the lake due to seepage from on-site septic systems and agricultural uses. The commercial and industrial uses located along the highway also have the potential to contaminate and/or disturb the health of the lake, if the uses are not carefully managed and limited to avoid impacts on the lake.

### Agricultural Land Preservation

The rural character of the plan area was deemed by residents to be one of the major reasons why they chose to reside in Swan Lake. This character is largely defined by the agricultural economy of the area with tracts of land being actively farmed and farmgate sales along roadways. There is a large portion of land within the ALR, and it is very important to the community that this land continues to be preserved, even if sewer services are extended to the area.

### Road Maintenance

Roads within the plan area are maintained and upgraded by the Ministry of Transportation and Infrastructure (MoTI). The RDNO does not have jurisdiction over the roads, but works with MoTI to encourage them to make improvements to the roads and address the concerns of residents. The community has indicated that maintenance is particularly poor on Pleasant Valley and L&A Roads, with many upgrades needed.

### Housing Affordability

There are few rental opportunities for those who live in Swan Lake, therefore acting as a deterrent to reside in this area for families and individuals who may wish to rent or who seek more affordable housing options. As such, there are few opportunities for demographic diversity and residential growth.

### Transportation Options

Automobile is the primary mode of travel in the Swan Lake area due to the lack of alternative transit options. There is a transit route that traverses through the plan area south from Vernon and north to Enderby (route 60 Enderby), however the service of this route is infrequent, operating only 5 times during weekdays and four times on Saturdays. Shoulder widths of major travel routes are also lacking, therefore reducing the safety level for potential cyclists and pedestrians. There are no defined bike lanes on primary travel routes within the plan area.

### Economic Development

There is little new commercial and industrial activity in the plan area due to the lack of sewer servicing. Most of the existing uses are highly auto-oriented due to their proximity to the highway. There are few neighbourhood and service commercial uses, therefore obliging residents of the plan area to travel into Vernon for shopping.

## 2.3 Anticipated Growth

### SEWER SERVICING EXTENSION

The Regional District has been working in partnership with Okanagan Indian Band and the Township of Spallumcheen regarding the feasibility of a community wastewater recovery system in the Swan Lake area. Potential sites for a wastewater recovery facility have been assessed as well as opportunities for agricultural irrigation. This process began in 2015 with formation of the Partnership and a Memorandum of Understanding. The partnership is pursuing grant opportunities in order to reduce the costs to residents

and businesses. If sewer services are extended, there will be increased potential for new development in the plan area. It is acknowledged that extension of the sewer system to historic residential nodes of development will require the sewer system travel across agricultural lands. Concerns have been raised that this extension will likely put considerable development pressure on those lands. Policies have been included to specifically address these concerns maintaining that lands in the ALR are not included in the sewer service area and or contemplated for any future growth and development. Scenarios have been created to identify potential growth situations for Swan Lake outlined in section 2.3.2. The population and unit growth estimate in the following section is a full build-out estimate.

**2.3.1 Full Build Out**

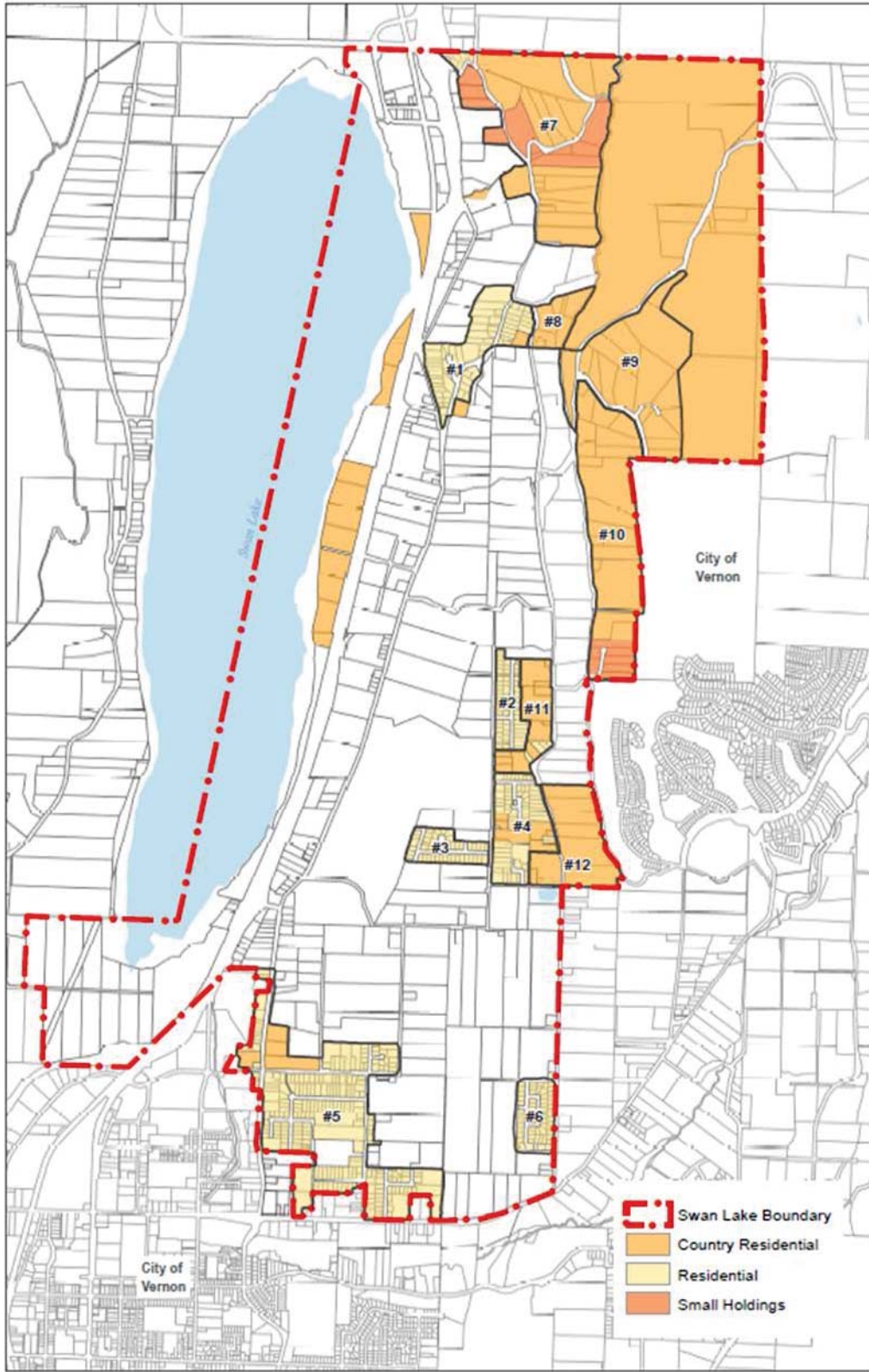
Since the plan area is within the jurisdictional boundaries of Electoral Areas B and C, Census data specific to the Local Area Plan boundary is not available. An inventory was completed of the existing residential development in Swan Lake. From this, unit numbers and the area’s population were estimated. The existing unit numbers have been outlined in Table 2.1 below, with the specified areas corresponding to those denoted in Figure 2.2.

*Table 2.1. Existing Number of Units.*

<b>Area</b>	<b>Number of Lots with Units*</b>
1	66
2	60
3	47
4	75
5	245
6	61
7	36
8	6
9	16
10	24
11	17
12	8
Other lots east of Hwy 97	163
Other lots west of Hwy 97	28
<b>TOTAL</b>	<b>852</b>

\*Note: assume one unit per lot.

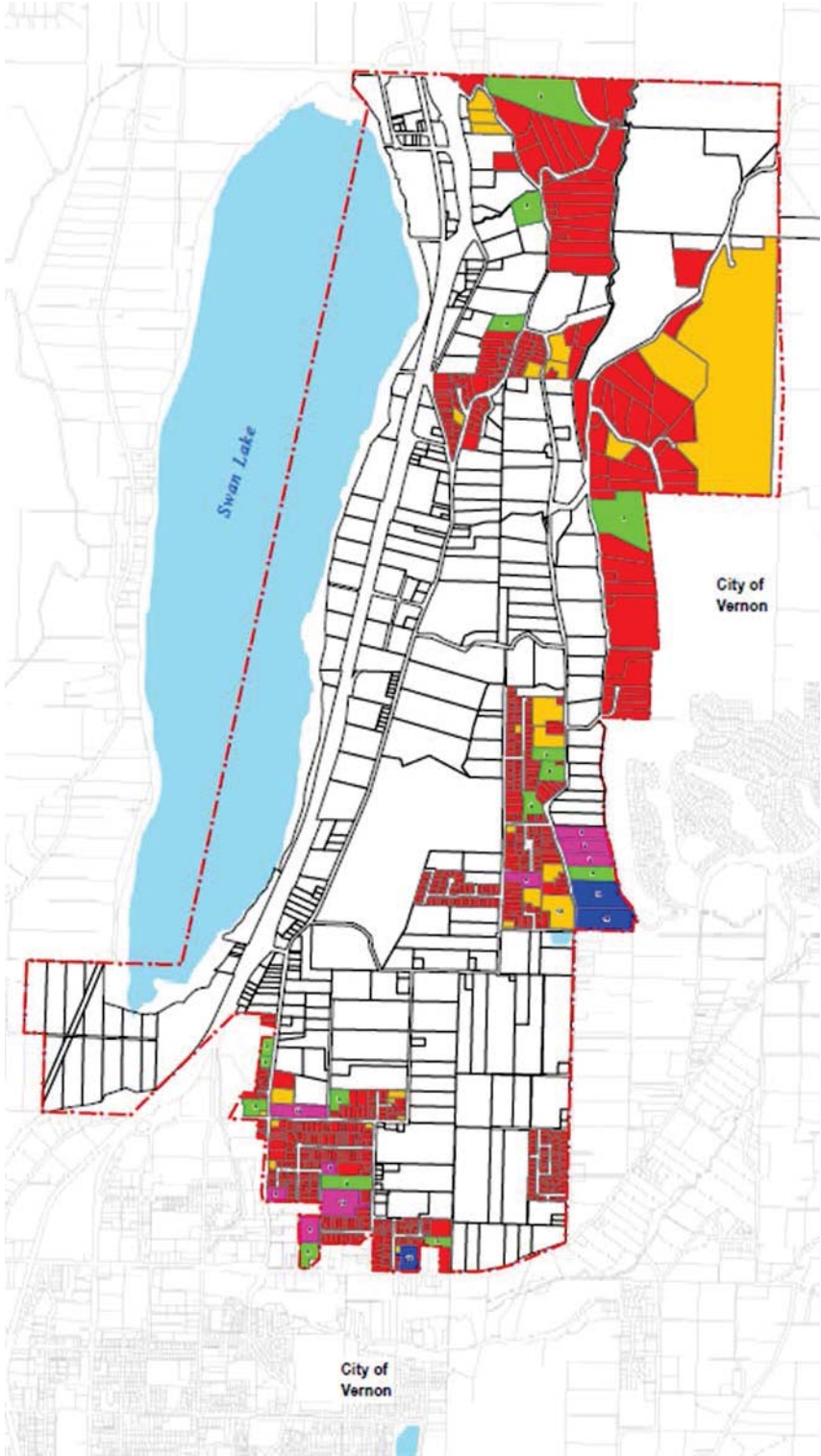
Figure 2.2 Residential Areas in Swan Lake





If we assume a residential occupancy rate of 2.2 people per household, we can estimate that the plan area has a population of 1,874.

Figure 2.3. Subdivision Potential of Residential Lots



In the case that sewer services are extended, we can estimate the number of potential new lots that could be created through subdivision based on existing designations and zoning in the residential cluster areas, as identified in Figure 2.3. These numbers are a full build-out estimate. The majority of these lots are currently designated as Residential. There are also some areas currently designated as Country Residential or Small Holdings that could potentially accommodate subdivision if community sewer services are provided and the areas were redesignated to Residential. Based on this mapping exercise, we can anticipate an estimated 117 new lots in the plan area (see Table 2.2).

Table 2.2 Potential Number of New Lots

Area	Number of New Lots
1	1
2	1
3	
4	2
5	41
6	
7	2
8	1
9	3
10	2
11	10
12	54
<b>TOTAL</b>	<b>117</b>

With the extension of sewer services, the potential for higher density residential uses becomes an option. During the first round of community engagement, the public was asked to indicate their opinion on whether or not they believed secondary suites and/or carriage homes would be viable residential uses for their community. These uses were deemed to be appropriate for all denoted residential areas and as such, projections have been calculated to determine approximately how many secondary residential uses can be anticipated in the plan area. If we assume that 30% of all lots, both existing and proposed, have a secondary suite or carriage home, this will yield a total of 233 new units (see Table 2.3).

Table 2.3. Potential Number of Suites and Carriage Homes

Area	Number of Units
1	20
2	18
3	14
4	23
5	85
6	22
7	11
8	2
9	5
10	7
11	8
12	18
<b>TOTAL</b>	<b>233</b>

Table 2.4. Potential Full Residential Build Out.

Area	Number of Units
1	87
2	79
3	61
4	97
5	371
6	83
7	49
8	9
9	24
10	33
11	35
12	80
Other lots east of Hwy 97	163
Other lots west of Hwy 97	28
<b>TOTAL</b>	<b>1,199</b>

Considering both the potential number of new lots and units, and assuming that a household occupancy rate of 2.2 people per household will carry forward, we can estimate the combined total potential new units and total build-out population. The 117 subdivided lots and 233

suites and carriage home together will yield a total of 350 new units. When added to the existing 852 homes in the area, the future build out amounts to 1,199 residential units in the Swan Lake area (see Table 2.4). This would generate a total build-out population of 2,637.

### 2.3.2 Development Scenarios

Three development scenarios were prepared to determine the amount of growth that may occur in the Swan Lake area if community sewer services are provided. These scenarios provide a range of levels of new development based on what is possible under the Zoning Bylaw regulations and the context of each residential area.

The scenarios were presented at the second public open house held on June 19<sup>th</sup>, 2018. Participants determined that the most appropriate scenario for Swan Lake is Scenario 3 with modifications. The General Land Use Map (Schedule B) has been amended to reflect this development scenario in the land use designations.

#### SCENARIO #1 – STATUS QUO – NO SEWER

This scenario assumes that community sewer services will not be provided to the area and it therefore will not experience high levels of growth (Figure 2.4). There are some lots that are subject to subdivision potential under the existing zoning as they currently exceed the minimum parcel size. No major changes are anticipated in terms of development if community sewer services are not provided.

#### SCENARIO #2 – INFILL – WITH SEWER

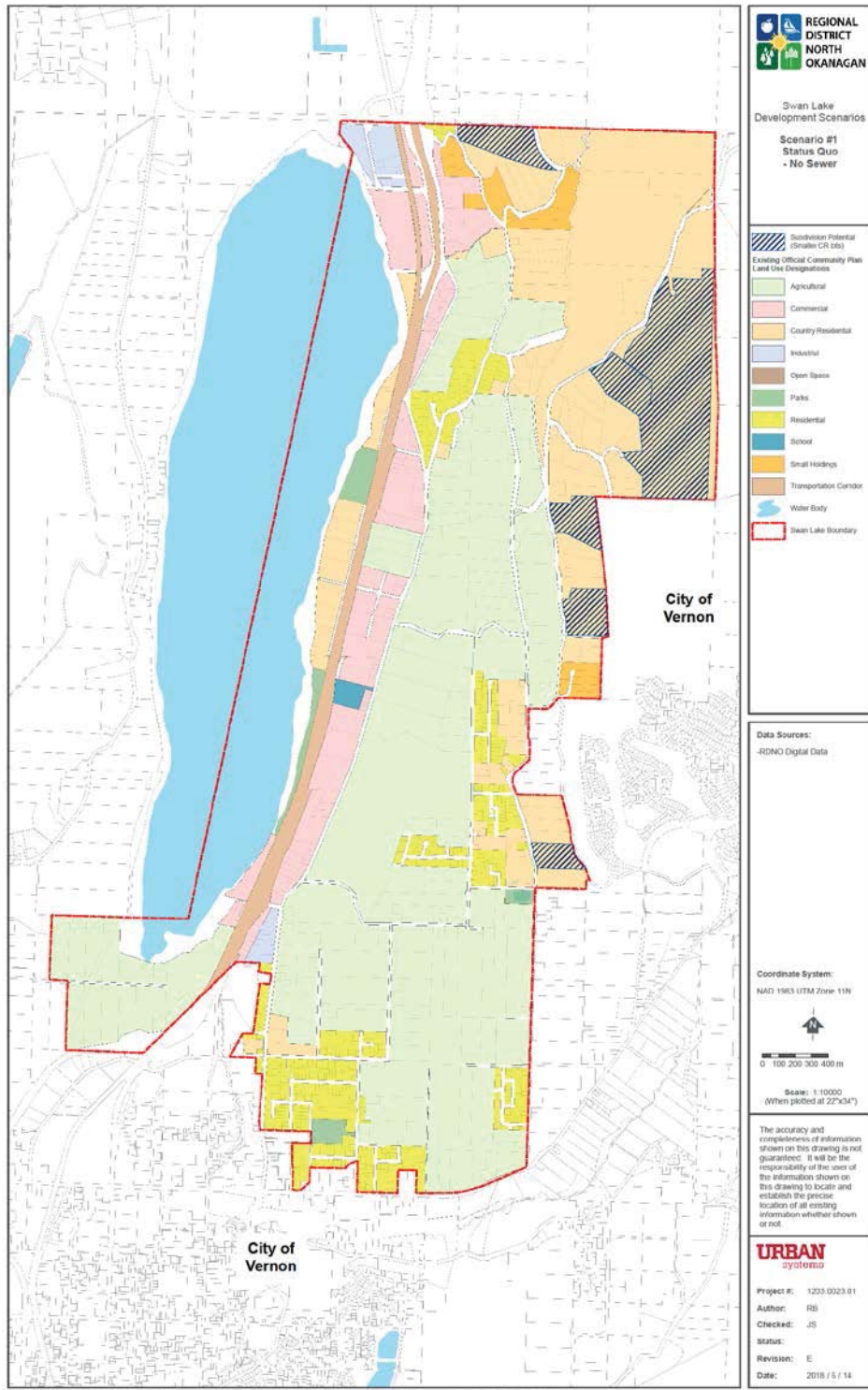
The second scenario anticipates that community sewer services will be provided to the area (Figure 2.5). In the long-term, this would mean that all existing residential development areas will be serviced by sewer. The provision of a community sewer system creates the potential within these areas for subdivision to smaller-sized lots. Changes to the zoning bylaw may also be considered to permit carriage homes and/or secondary suites as secondary uses in residential zones. A total of 50-100 new units are possible under this scenario.

#### SCENARIO #3 – INFILL & SUBDIVISION POTENTIAL – WITH SEWER

The third scenario provides an overview of the possible full residential build-out that may occur in Swan Lake if sewer services are provided (Figure 2.6). Similar to the second scenario, this scenario outlines the potential for small-lot subdivision within existing residential areas, as well as the ability to have secondary suites and/or carriage homes. Further, the potential for subdivision of large rural lots into smaller residential lots is also identified. A total of 100-150 new units are possible under this scenario.

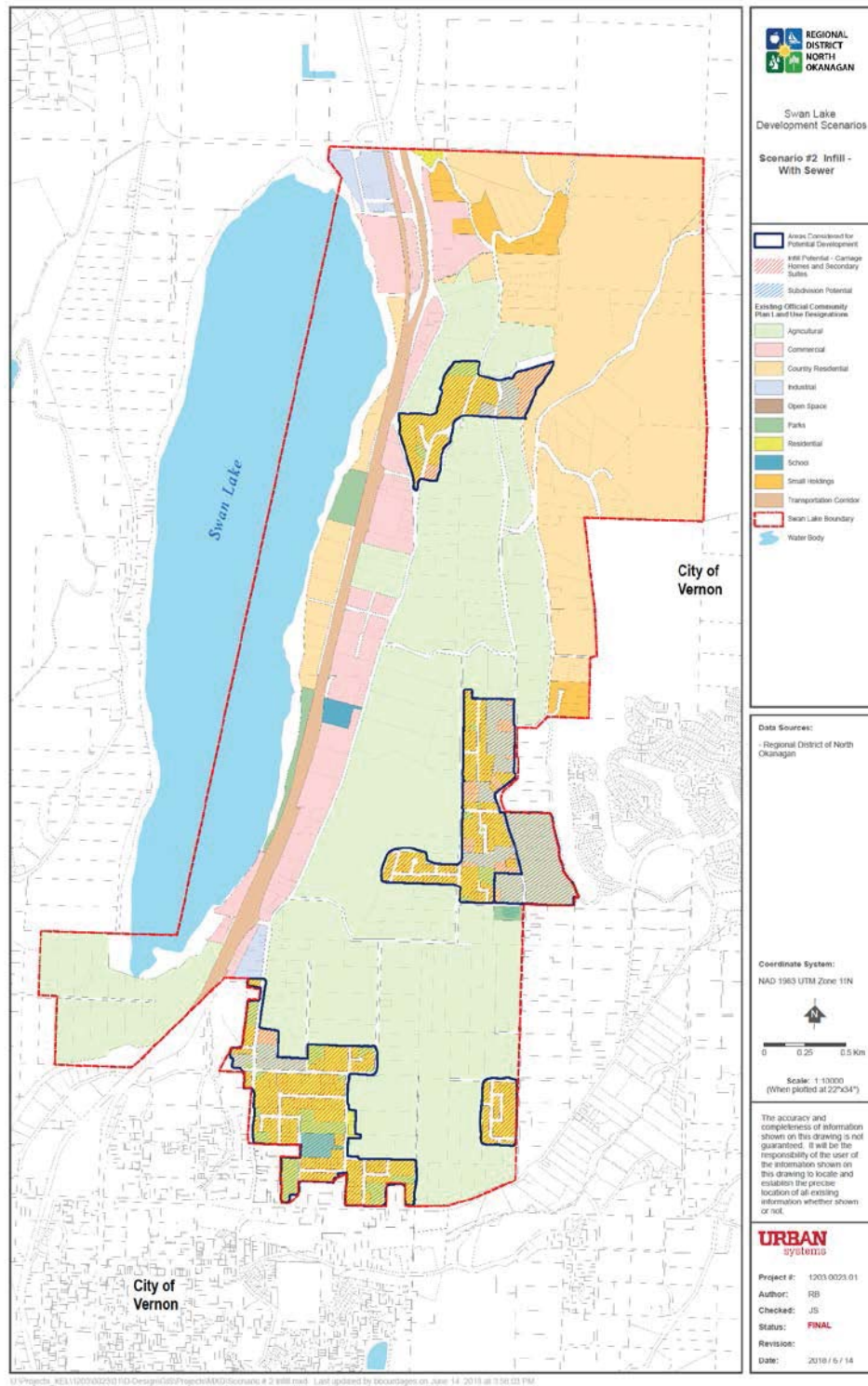


Figure 2.4. Scenario 1 - Status Quo - No Sewer



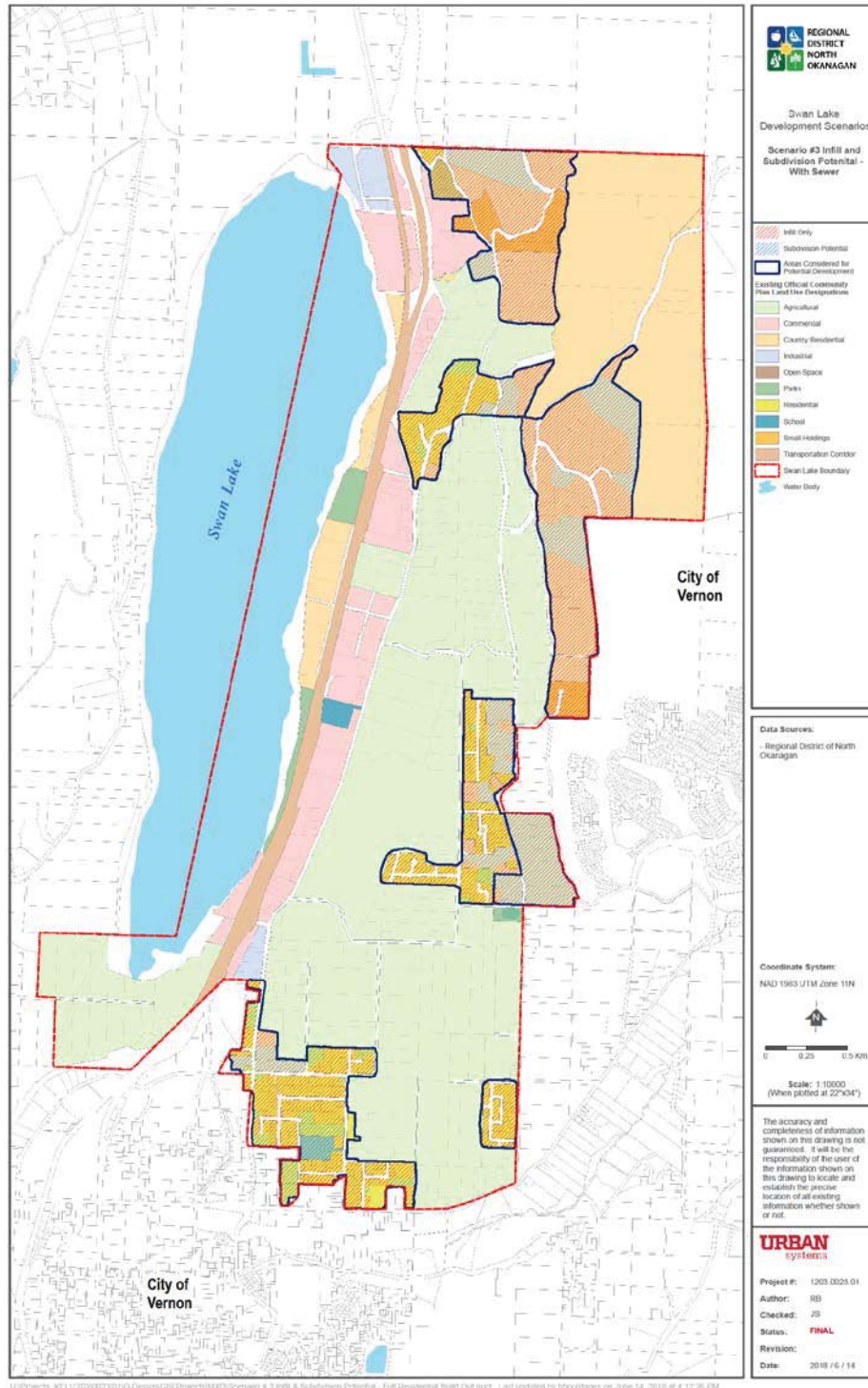
Note: A change was made to the plan area boundary after the completion of the public consultation process. This map therefore does not reflect the same plan area boundary shown on all other figures.

Figure 2.5. Scenario 2 - Infill - With Sewer



Note: A change was made to the plan area boundary after the completion of the public consultation process. This map therefore does not reflect the same plan area boundary shown on all other figures.

Figure 2.6. Scenario 3 - Full Build Out - With Sewer



Note: A change was made to the plan area boundary after the completion of the public consultation process. This map therefore does not reflect the same plan area boundary shown on all other figures.





## 2.4 Current Land Use Designations

The land use designations within the plan area, as reflected in both the existing and proposed OCP amendment, are outlined in Table 2.5. As can be seen in the table, the dominant land use in both plans is Agriculture, with 523.14 hectares. There is one parcel designated for School purposes (2.70 hectares) and a small number designated as Small Holdings (4.95 hectares).

*Table 2.5. Swan Lake Area Land Use Designations*

<b>Land Use Designation</b>	<b>Existing Areas B &amp; C OCP - Area (ha)</b>	<b>Proposed Swan Lake OCP – Area (ha)</b>
Agriculture (A)	524.62	523.14
Commercial (C)	89.68	89.65
Country Residential (CR)	347.00	269.59
Future Residential (FR)	-	83.10
Industrial (I) / Light Industrial (LI)	12.85	14.33
Park (P)	4.56	13.31
Residential (R)	92.00	92.00
School (S)	2.70	2.70
Small Holdings (SH)	19.72	4.95

## 3.0 Environment

The major environmental feature within the plan area is Swan Lake. The lake is a marshland that provides habitat to a variety of waterfowl species, including migratory and wintering birds of prey. The lake is located in a primary bird migration corridor in southern British Columbia. Over 200 bird species have been identified on the lake. BX Creek flows into the southern end of Swan Lake.

In the early 2000s, the North Okanagan Naturalists' Club acquired land situated around the southern shore of Swan Lake. This area is currently used as a nature reserve providing public recreation opportunities.

The RDNO protects the lake from development activity through the Riparian and Swan Lake Development Permit Area which aims to preserve the lake's natural features and processes. Plans to establish the lake as a Wildlife Management Area were initially discussed in the early 1990s and the Ministry of Forests, Lands, and Natural Resource Operations identified this as a priority in 2014. In June 2018, the Ministry declared Swan Lake as a protected Wildlife Management Area.

### 3.1 Policy Direction

#### Objectives

- 3.1.1 Protect the environmental integrity of Swan Lake.
- 3.1.2 Minimize the environmental impacts of existing and new development.
- 3.1.3 Enhance the biodiversity of aquatic, foreshore, and wetland ecosystems.

#### Policies

- 3.1.4 Retain the natural features of the Swan Lake foreshore.
- 3.1.5 Protect fish spawning habitat by directing development away from sensitive areas.
- 3.1.6 Support local community groups working to preserve the natural environment.
- 3.1.7 Investigate opportunities to restore watercourses which have been negatively impacted.
- 3.1.8 Provide sewer infrastructure to reduce septic seepage.
- 3.1.9 Support the Okanagan Basin Water Board and an integrated approach to regional water resource management.
- 3.1.10 Work with the Ministry of Forests Lands and Natural Resource Operations on the development of the Wildlife Management Area to consider recreational infrastructure.
- 3.1.11 Collaborate with regional stakeholders and conservation groups to ensure the long-term preservation of Swan Lake and other significant environmental features in the plan area.
- 3.1.12 In order to preserve the environmental integrity and rural character of the area located between Highway 97 and Swan Lake, generally north of the Silver Star RV Park and South of the Swan Lake RV Resort, the RDNO will not consider redesignation of these lands to more intensive land uses such as Small Holdings, Future Residential, Residential, Mixed Commercial and Light Industrial, Light Industrial or Public Civic, Assembly and Civic Uses. The zoning bylaw will need to be revisited to implement this policy in regards to the Public Civic, Assembly and Civic Uses.



### 3.2 Wildlife Management Area

In June 2018, the Ministry of Forests, Lands and Natural Resource Operations designated Swan Lake as a Wildlife Management Area (WMA) under section 4 of the *Wildlife Act*. The purpose of wildlife management areas is to protect significant fish or wildlife species and their habitats, while accommodating compatible land uses. The Ministry's Regional Manager has the authority to establish regulations that prohibit and restrict uses and activities in the WMA. The RDNO will continue to work with the Province on this important Wildlife Management Area.



## 4.0 Agricultural

There is a total of 523 hectares of land in the Agricultural Land Reserve within the Swan Lake plan area boundary. This land is largely situated between commercial development to the west and residential development to the north, east, and south (see Schedule B of Electoral Areas “B” and “C” Bylaw No. 2626). These lands are subject to the provisions of the *Agricultural Land Commission Act* and the regulations and orders of the Agricultural Land Commission. The majority of this land is actively farmed, with orchards being the primary use.

One of the community’s main priorities is to protect and preserve this agricultural land. Not only does the land contribute to local economic prosperity, but it also adds to the existing rural character of the area.

### 4.1 Policy Direction

#### Objectives

- 4.1.1 Protect existing agricultural land from non-agricultural development.
- 4.1.2 Support agriculture as a primary economic driver for the Swan Lake plan area.
- 4.1.3 Maintain the area’s existing rural and agricultural character.



## Policies

- 4.1.4 Continue to support the Agricultural Land Reserve and maintain the Agricultural designation on lands located in the Agricultural Land Reserve as Agricultural on the General Land Use Map (Schedule B of Electoral Areas “B” and “C” Bylaw No. 2626).
- 4.1.5 Lands designated as Agricultural on the General Land Use Map (Schedule B of Electoral Areas “B” and “C” Bylaw No. 2626) are intended to be used for agricultural purposes and associated uses as allowed by the Provincial Agricultural Land Commission (the Commission) and the Regional District.
- 4.1.6 Discourage applications for the exclusion of land from the ALR.
- 4.1.7 As an exception, the RDNO may consider an application to exclude the land from the ALR currently shown as Agricultural along the Highway 97 Commercial Corridor between Elmwood Road and Meadowlark Road. An application may be considered once the other lands designated Commercial along the Highway 97 Corridor have community sewer available and have been largely developed.
- 4.1.8 Support the policies and regulations of the Agricultural Land Commission.
- 4.1.9 Discourage subdivision of land located in the ALR.
- 4.1.10 Consider amending the Zoning Bylaw to improve implementation of Section 309 “Buffering Between The Agricultural Land Reserve and Non-ALR Lands” which is intended to ensure adequate buffers are provided and maintained on Non-ALR lands and meet the objectives of the new “Guide to Edge Planning”.
- 4.1.11 Consider amending the Zoning Bylaw to permit agri-tourism or agri-business uses in accordance with ALC policies.
- 4.1.12 Support value-added and on-farm food processing of products produced on-site.
- 4.1.13 Consider updating the zoning bylaw to include farm home plate regulations.

## 5.0 Housing & Residential Land Use

### 5.1 Housing

The housing stock in the plan area is largely dominated by single family dwellings due to the rural and agricultural nature of the plan area. If sewer services are extended to Swan Lake, it is anticipated that the housing stock will slightly diversify to include more affordable housing and rental options such as secondary suites and carriage homes. Since the primary form of housing is currently single family dwellings, there are few to no rental housing options. This eliminates the option for some people to reside in Swan Lake due to the costs associated with home ownership.

#### POLICY DIRECTION

##### Objectives

- 5.1.1 Support a variety of residential housing options.
- 5.1.2 Allow for a range of housing tenure options.
- 5.1.3 Promote the availability of affordable housing.

##### Policies

- 5.1.4 Revise Zoning Bylaw No. 1888, 2003 to include secondary suites and carriage homes (at or above grade) as permitted secondary uses in the Residential Single Family Zone (R.1) subject to community sewer connection.
- 5.1.5 Consider Revising Zoning Bylaw No. 1888, 2003 to include secondary suites and carriage homes (subject to community sewer connection) as permitted secondary uses in the Residential Two Family Zone (R.2), in cases where only a single detached dwelling has been constructed on the parcel.
- 5.1.6 Require connection to a community water system and a community sewer system before allowing ~~secondary suites or~~ carriage homes on parcels smaller than 1 ha.
- 5.1.7 Consider amending the Electoral Areas “B” and “C” Official Community Plan, Bylaw 2626, 2014 to include an Intensive Residential Development Permit Area if community sewer is extended to the area and the Zoning Bylaw is amended to permit secondary suites and carriage homes in the Residential Single Family (R.1) and Residential Two Family (R.2) Zones.
- 5.1.8 Further explore the opportunity for provision of carriage homes in the Small Holding Zone (S.H.) of the Zoning Bylaw No. 1888, 2003.
- 5.1.9 Conduct a housing needs assessment to guide residential land use decisions.
- 5.1.10 Discourage higher density housing uses such as duplexes and townhomes, particularly in areas that have not been designated as Residential, in order to maintain the rural character of the Swan Lake area.

### 5.2 Residential Land Use

There are four key residential land use designations within the Swan Lake plan area: Residential, Future Residential, Small Holdings and Country Residential. A total of 449 hectares of land are designated for residential purposes in the plan area. It is integral that the rural and agricultural character of Swan Lake is protected and that any residential development has a high level of compatibility with this character.

## RURAL RESIDENTIAL

### *Small Holding*

The purpose of the small holding designation is to protect the existing rural character of the area while allowing for small-scale development. There is a total of 4.9 hectares of land currently designated as Small Holding. These parcels are required to meet a minimum size of 1.0 hectares.

### *Country Residential*

The intent of this designation is to accommodate residential uses on large lots. Currently, there is a total of 269.6 hectares of land designated Country Residential, most of these parcels are clustered around the Agricultural Land Reserve to maintain higher compatibility between these uses. The minimum lot size for Country Residential parcels is 2.0 hectares.

## Objectives

- 5.2.1 Provide opportunities for residential development on large lots.
- 5.2.2 Maintain the rural character of the area while also accommodating residential uses.

## Policies

- 5.2.3 The policies outlined in s. 5.1.4 – 5.1.9 of Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626 shall apply to all Country Residential properties.
- 5.2.4 The lands designated as Country Residential located between Highway 97 and Swan Lake will not be considered for redesignation to more intensive land uses in order to preserve the environmental integrity and rural character, and to prevent additional development in this area along the Swan Lake shoreline.

## RESIDENTIAL

### *Residential*

Parcels within this designation have a smaller size and are therefore more appropriate for the provision of community sewer servicing. The majority of Residential-designated parcels within the plan area are in development clusters. There is a total of 92 hectares currently designated as Residential, with the minimum parcel size being 1.0 ha for unserviced lots and 0.056 ha for serviced lots.

### *Future Residential*

There are a number of parcels designated as future residential that are currently located within the Rural Protection Area of the Regional Growth Strategy (RGS). The Regional Board is currently undertaking a 5-Year Review of the RGS and as part of this process has committed to reevaluating the growth boundaries.

Parcels within this future residential designation were previously designated as Country Residential or Small Holdings. They have been re-designated as Future Residential in this plan to recognize their subdivision potential if provided with community sewage collection service. Most of these parcels, are within existing residential development clusters.

Existing Residential developments are recognized in this Plan and are designated as Residential shown on the General Land Use Map (Schedule B of Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626) and include areas with small lot developments approximately 800 m<sup>2</sup> to 2,000 m<sup>2</sup> in size

## Objectives

- 5.2.5 To accommodate residential development on small lots with community services.
- 5.2.6 Encourage residential neighbourhoods that provide a variety of housing options.
- 5.2.7 Residential developments are to correspond with the growth and future growth boundaries of the Regional Growth Strategy and be connected to community sewer and water systems.
- 5.2.8 Work to provide community sanitary sewer services to existing historic nodes of residential development.

## Policies

- 5.2.8 Residential development below 1 ha parcel size is not supported in areas outside a growth or future growth boundary and must be connected to a community sewer and water system.
- 5.2.9 To respond to affordable and rental housing needs, the Regional District supports the development of secondary suites and carriage houses within the Residential designation if connected to community sewer and water systems.
- 5.2.10 The Regional District supports the use of manufactured homes as a source of affordable housing in rural zones within the plan area, in accordance with the zoning bylaw.
- 5.2.11 Parcels designated as Future Residential may be considered for rezoning and subdivision, but they must be located within an area designated as a growth or future growth area within the Regional Growth Strategy, comply with the rezoning criteria as outlined in section 5.2.13 of this plan and be connected to a community sewer and water system.
- 5.2.12 If parcels designated as Future Residential are subdivided, they must have a parcel size larger than the minimum parcel size of 560 m<sup>2</sup> and meet the zoning requirements outlined for small single family lots.



- 5.2.13 Generally, Rural Lands in the Swan Lake and L & A Road areas of Electoral Areas “B” and “C” are designated Country Residential; however, some lands within the Plan area are designated as Future Residential; this designation does not ensure that the land would be rezoned as Residential and the following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Regional District:
- a public information meeting is held;
  - evidence of broad neighbourhood support is provided
  - information maps should be submitted showing how the area that is to be rezoned can develop into the Residential standard including the location of any new streets, identification of



- required infrastructure upgrades to service the development, environmental protection measures, lot layouts and any community amenities;
- d. depending on the number of lots being proposed and comments provided by the Ministry of Transportation and Infrastructure, a traffic management and impact study may be required;
  - e. risks of interface fires are identified and addressed;
  - f. the area should not be subject to flooding, high water table or terrain instability;
  - g. the development of the area should not require excessive expenditures for community services such as roads, utility services and school busing;
  - h. the terrain should be suitable for development whereby each new lot(s) would have a building site and driveway access in compliance with the Zoning Bylaw;
  - i. each new lot shall be connected to community water and sewer.;
  - j. Natural features or other sensitive environmental attributes should not be negatively impacted by a higher density of land use and in this regard, the Regional District may request that an environmental impact analysis be undertaken;
  - k. other submissions other than those cited herein may be necessary in order to adequately evaluate an application;
  - l. notwithstanding these specific considerations, the Regional District will be guided by community goals and objectives cited in this Plan and other policies in this Plan as may be appropriate in the consideration of any application

## 6.0 Mixed Commercial & Light Industrial

Mixed commercial and light industrial activity is concentrated within the plan area along Highway 97, with the exception of agricultural-based businesses within the ALR and home-based businesses scattered in residential zones. The Swan Lake Corridor with its mixed commercial and light industrial designation is to provide much needed light industrial, service commercial and large format commercial uses for the region that cannot be accommodated in other areas. There is a total of 89.7 ha of land that is designated in the plan area for commercial purposes. However, not all of this land has been zoned for commercial use as a total of 28.2 ha of commercially-designated lands are zoned as Residential Single Family (R1), Residential Two Family (R2), Residential Manufactured Home Subdivision (R4), Residential Manufactured Home Community (R5), and Country Residential (CR). 13.8 ha of this land remains undeveloped, therefore creating potential for future commercial or light industrial development opportunities. Lands zoned for residential use, but designated for Mixed Commercial & Light Industrial use could also be rezoned in the future for Commercial or Light Industrial use and provides the potential for more commercial or light industrial development.

Aside from the vacant parcels that are not zoned for commercial uses, the Highway Commercial Corridor of Swan Lake is relatively developed, with approximately 1.4 ha of vacant land and 20.2 ha with potential for further development on underutilized parcels.

The Regional Employment Lands Action Plan completed in 2016 identifies the Swan Lake area as an economic investment zone for the region, particularly the Highway Commercial Corridor.



## 6.1 Policy Direction

### Objectives

- 6.1.1 Establish the Highway 97 Commercial Corridor as a primary area for commercial and light industrial activity in the Regional District.
- 6.1.2 Provide opportunities for home-and farm-based commercial activities.

### Policies

- 6.1.3 Direct Commercial and Light Industrial uses to areas designated as Mixed Commercial and Light Industrial on the General Land Use Map (Schedule B).
- 6.1.4 Extend community sewer infrastructure servicing along the Highway 97 Mixed Commercial and Light Industrial Corridor.
- 6.1.5 Consider amending the Zoning Bylaw No. 1888 to create a new light industrial zone that removes uses that may negatively impact nearby and surrounding environmental features.
- 6.1.6 Encourage property owners of underutilized Mixed Commercial and Light Industrial designated parcels in the Highway Corridor to redevelop, increase densities, and make more effective use of the land base if community sewer services are extended to this area.
- 6.1.8 Continue to encourage home-based businesses that do not have negative impacts on the surrounding area and which comply with the regulations in the Zoning Bylaw.
- 6.1.9 Consider potential increases to traffic when reviewing new commercial development opportunities and encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through the use of traffic calming measures.
- 6.1.10 The Swan Lake Corridor with its mixed commercial and light industrial designation is to provide much needed light industrial, service commercial and large format commercial uses for the region that cannot be accommodated in other areas as identified in the Regional Employment Lands Action Plan. .

## 7.0 Light Industrial

Similar to mixed commercial and light industrial land use in Swan Lake, areas of focussed light industrial uses are also concentrated along Highway 97. There is a total of 14.3 ha of light industrial land in the plan area, most of which are utilized for industrial purposes with the exception of some parcels within the Agricultural Land Reserve that are below 0.8 ha in size and therefore are not required to follow the Agricultural Land Commission's legislation. These parcels shall be evaluated as having light industrial potential. A combination of general and light industrial uses currently exist in the plan area, mostly comprising of manufacturing and processing, as well as service uses (i.e. automobile repair, contracting).

While the Regional Employment Lands Action Plan identifies Swan Lake as an economic investment zone for the region, it is important to acknowledge that heavier industrial activity is to be accommodated on lands designated and zoned for such uses throughout the region.

### 7.1 Policy Direction

#### Objectives

- 7.1.1 Provide serviced light industrial land that is compatible with the existing context of the Swan Lake area.
- 7.1.2 Minimize conflicts between light industrial and other land uses.
- 7.1.3 Concentrate light industrial activity along Highway 97 within the Swan Lake Corridor.

#### Policies

- 7.1.4 Direct Light Industrial uses to areas designated as Light Industrial on the General Land Use Map (Schedule B of Electoral Area "B" and "C" Official Community Plan Bylaw No. 2626).
- 7.1.5 Consider potential environmental and health impacts of proposed light industrial uses.
- 7.1.6 Consider amending the Zoning Bylaw No. 1888 to create a light industrial zone that removes uses that may negatively impact nearby and surrounding environmental features.
- 7.1.7 Ensure compatibility between light industrial uses and existing adjacent and nearby uses.
- 7.1.8 Extend community sewer servicing along Highway 97 to service light industrial lands.
- 7.1.9 Encourage more intensive and effective use of existing light industrial lands that have been identified as underutilized.



## 8.0 Parks and Recreation

Swan Lake is the primary recreational feature within the plan area. Table 8.1 below outlines the existing parks and trails. While Swan Lake is the largest environmental area, it is the most difficult to access. A lack of parking facilities and poor access from Highway 97 results in a low utilization rate for this nature reserve. There are few fully constructed trails in the area, with plans for construction of a trail along Highway 97 in the future.

*Table 8.1 Existing Parks and Trails.*

<b>Parks</b>	
Swan Lake Park	N’Kwala Park
Cools Pond	Herry Road Ravine
7426 Crane Road	
<b>Trails</b>	
Grey Canal	Swan Lake

### 8.1 Policy Direction

#### Objectives

- 8.1.1 Improve connectivity of trails between recreation areas.
- 8.1.2 Provide trails that increase transportation and recreation opportunities.

#### Policies

- 8.1.3 Establish a recreational area at 7426 Crane Road with picnic facilities, a small parking lot, and hand launch area.
- 8.1.4 Encourage the province to consider recreational use and management within the Swan Lake Wildlife Management Area.
- 8.1.5 Maintain existing walking trails around the south end of Swan Lake by implementing trails maintenance standards.
- 8.1.6 Continue to work with the Ribbons of Green and the City of Vernon to improve connectivity of the Grey Canal Trail.
- 8.1.7 Continue to work with Ribbons of Green and property owners to establish the East Swan Lake trail corridor.
- 8.1.8 Identify other major recreational routes within the Swan Lake plan area to improve connectivity for recreation and transportation purposes.
- 8.1.9 Explore opportunities for future parkland acquisition sites (e.g. a hillside park) identified through the Electoral Areas “B” and “C” local park planning process.
- 8.1.10 Identify gaps and deficiencies in existing parkland and recreation infrastructure and facilities.
- 8.1.11 Enhance existing trails in the plan area by providing interpretive and wayfinding signage.



## 9.0 Transportation

There are two primary transportation routes within the Swan Lake plan area: Highway 97 and Pleasant Valley Road. Highway 97 is a major route for travel through the region, as it connects traffic from the Trans-Canada Highway to the Canada-US border. The highway is used to accommodate both regional and local traffic. There are few access points to the highway from local roads in the plan area, making access difficult with the combination of high traffic speeds.

Pleasant Valley Road is used as a travel route through the plan area, as it is located just to the east of Highway 97. The highway's high speeds make it an undesirable route for cyclists, therefore due to the proximity of Pleasant Valley Road, an informal cycling route has been established here. With increased traffic on the Highway and along Pleasant Valley Road, L&A Road is also being established as a more prominent transportation route for both vehicles and cyclists.

Another major transportation route that travels north-south through the plan area is the Canadian National Railway. This is an active rail line with travel between Lumby and Kamloops.

It is important to note that the Ministry of Transportation and Infrastructure is responsible for the maintenance and control of all roads within the plan area. While the RDNO does not have jurisdiction over the roads, the Regional District works closely with MoTI to encourage them to make improvements to the roads and address the concerns of residents. This section of the plan aims to identify issues with the existing road network, so these can be prioritized by the Ministry as improvement areas.



### 9.1 Policy Direction

#### Objectives

- 9.1.1 Encourage the improvement of overall road maintenance and upgrades within the plan area.
- 9.1.2 Provide safe travel routes for all modes of transport.



- 9.1.3 Improve mobility within the plan area.
- 9.1.4 Promote active transportation modes as alternatives to the automobile.

### Policies

- 9.1.5 Encourage the Ministry of Transportation and Infrastructure (MoTI) to widen road shoulders to improve safety and encourage pedestrian activity on all roads with a priority on Pleasant Valley and L&A Road.
- 9.1.6 Explore with MoTI the opportunity to construct bike routes on Pleasant Valley Road and in the long-term on L&A Road.
- 9.1.7 Work with BC Transit to determine the possibility to improve the frequency of the Route 60 Enderby bus that traverses through the Swan Lake plan area.
- 9.1.8 Continue to work with the Ministry of Transportation and Infrastructure to improve road maintenance, and upgrade the travelling surface, particularly on Pleasant Valley Road and L&A Road.
- 9.1.9 Encourage MoTI to consider safety improvement measures on Pleasant Valley Road and L&A Road (i.e. wider verges).
- 9.1.10 Maintain the existing railway corridor as a major transportation corridor in the long-term. Amalgamation of the railway corridor with adjacent land is not supported.
- 9.1.11 Retain the areas designated as Transportation Corridor on the General Land Use Map (Schedule B of Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626) for transportation purposes including highways and railways.

## 10.0 Utilities

### 10.1 Water

The plan area is largely serviced with community water by the Greater Vernon Water Utility with the exception of 29 properties situated in the northeastern portion of the plan area east of McLennan Road and north of Mountridge Road. These properties use water licenses and wells for their water services.

A reservoir is proposed for the northeast portion of the plan area that will have capacity to service uses with a maximum fire flow for commercial and light industrial developments. This reservoir will be supplied with water from the Greater Vernon Water distribution system and construction is dependent upon funding and obtaining land.

#### Objectives

- 10.1.1 Improve community water infrastructure and local fire flows.
- 10.1.2 Ensure that all residents have access to a safe, sustainable and reliable water supply.

#### Policies

- 10.1.3 Require applicants for new development to pay for any new or expanded water infrastructure that is needed.
- 10.1.4 Discourage the creation of new private water systems.

### 10.2 Sewer

The plan area as a whole is not serviced by a community sewer system. Septic tanks and tile fields or holding tanks are necessary for all development. Septic tanks pose environmental risks and concern upon nearing the end of their lifespan due to potential leakage and failure. These systems also become an added cost to property owners because of the associated maintenance or replacement of the tanks. There is limited ability to develop in areas that are not serviced by a community sewer system because of decreased capacity levels. While the Highway 97 Corridor has been identified as a priority investment zone for Swan Lake, further development of the corridor lacks viability unless sewer services are provided.

A wastewater recovery plant is being explored as a joint partnership between the Regional District, the Township of Spallumcheen, and Okanagan Indian Band. This plant would allow for the provision of sewer services to the southeast sector of Spallumcheen, OKIB, and the Swan Lake plan area. If approved, the initial phase of servicing will occur along the Highway 97 corridor and would then eventually extend east into the residential areas.

#### Objectives

- 10.2.1 Provide sanitary sewer servicing to portions of the plan area.
- 10.2.2 Ensure that all properties have a safe and environmentally-sensitive means of disposing sewage waste.

## Policies

- 10.2.3 Construct a wastewater recovery plant and community sewer collection system that will provide sanitary sewer services to developed portions of the plan area, including properties with the following land use designations:
- a. Commercial
  - b. Industrial
  - c. Residential
- 10.2.4 Extend the community sewage collection system in a phased manner in accordance with the Wastewater Recovery Project.
- 10.2.5 In order to avoid development pressure on Agricultural lands, avoid the provision of community sewer services to Agricultural lands where possible.
- 10.2.6 Continue to use on-site septic tanks on Agricultural and Country Residential properties.
- 10.2.7 Pursue grant funding opportunities for the wastewater recovery facility and collection system to ensure that the eventual costs to residential, commercial and Industrial users are reasonable.

